OCTANE GARAGE

18810 PINES BLVD
PEMBROKE PINES, FL 33029

ARCHITECTURAL DESIGN-GUILD

2710 Sutton Blvd.
St. Louis, MO 63143
www.adg-stl.com
P: 314.644.1234
F: 314.644.4373

JOB NUMBER: 2025.0955.00

THE AUTO PROJECT
70 SE 4TH AVE.
DELRAY BEACH, FL 33483
PHONE: (561) 865-6776

PROJECT

OCTANE GARAGE
-AT-
18810 PINES BLVD.
PEMBROKE PINES, FL

ISSUE

#	DESCRIPTION	DATE
	INITIAL ISSUE FOR DRC REVIEW	07/30/25
1	ADDENDUM 1	09/30/25
2	ADDENDUM 2	10/15/25

SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT

LICENSE: #AR98839
EXP: 02/28/2027

SHEET

COVER SHEET

DRAWN BY: RB
CHECKED BY: AJY

G000

GENERAL NOTES

1. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.

SITE AREA CALCULATIONS

BUILDING SETBACK REQUIREMENTS:

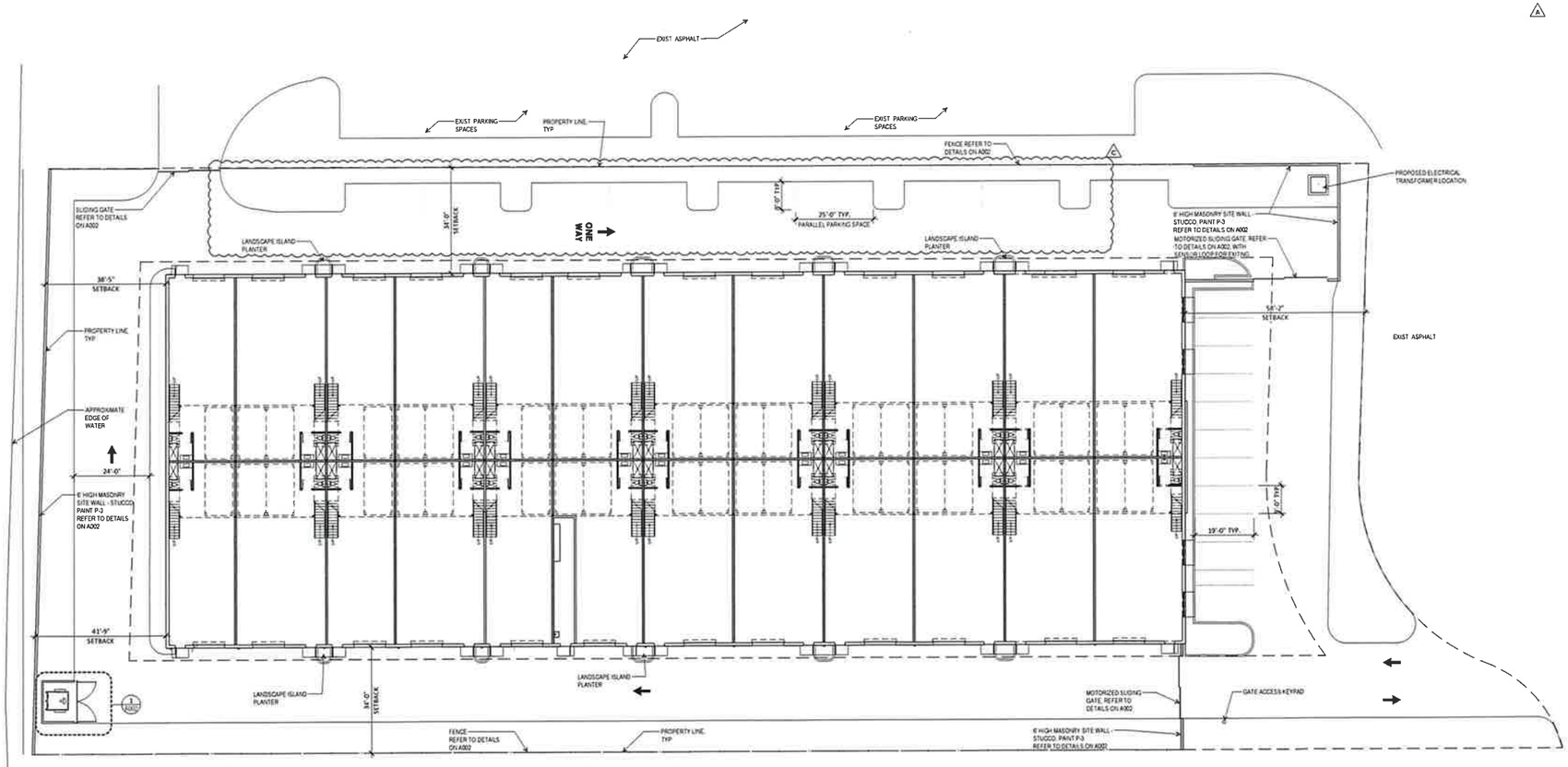
FRONT SETBACK:	30'-0" REQUIRED, 58'-2" PROVIDED
SIDE SETBACK:	10'-0" REQUIRED, 34'-0" PROVIDED
REAR SETBACK:	15'-0" REQUIRED, 47'-4" PROVIDED

BUILDING AREAS:

LOT AREA:	82,136 SQ. FT. (1.89 ACRES)
BUILDING AREA:	39,384 SQ. FT.
FLOOR AREA RATIO:	0.48

PARKING REQUIREMENTS:

SELF-STORAGE:	0.5 SPACE PER 1,000 SQUARE FEET
REQUIRED:	39,384 SQ. FT. / 1,000 x 0.5 = 19.69 (20) SPACES REQUIRED
PROVIDED:	20 EXTERIOR SPACES PROVIDED



1 SITE PLAN
SCALE: 1/16" = 1'-0"

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THE AUTO PROJECT
710 SE 4TH AVE
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PHONE: (561) 865-6776

PROJECT

OCTANE GARAGE
-AT-
18810 PINES BLVD.
PEMBROKE PINES, FL

ISSUE

#	DESCRIPTION	DATE
	INITIAL ISSUE FOR SPEC REVIEW	8/7/2025
1	ADDENDUM A	09/30/25
2	ADDENDUM B	10/31/25
3	ADDENDUM C	12/08/25

SEAL

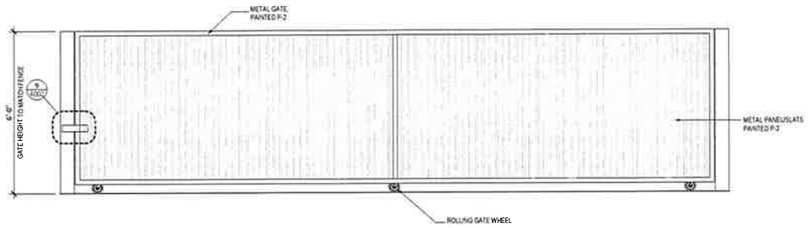
STATE OF FLORIDA — REGISTERED ARCHITECT — LICENSE: AR99839 — EXP: 02/28/2027

SHEET

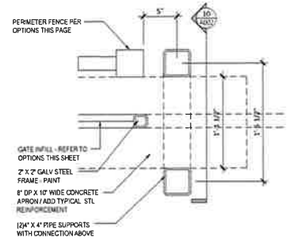
ARCHITECTURAL SITE PLAN

DRAWN BY: RB
CHECKED BY: AJY

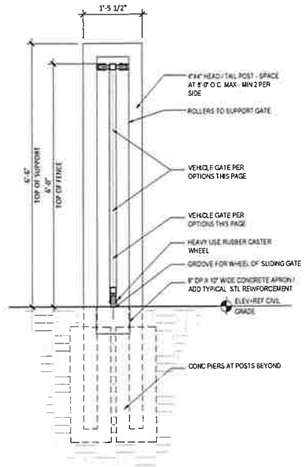
A001



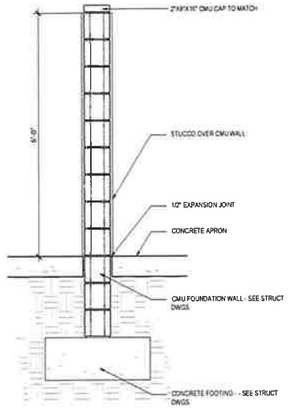
8 VEHICLE GATE ELEVATION DETAILS
SCALE: 1/2" = 1'-0"



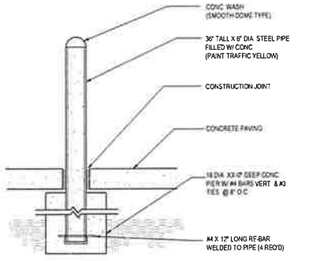
9 POST AT VEHICLE SLIDE GATE
SCALE: 1-1/2" = 1'-0"



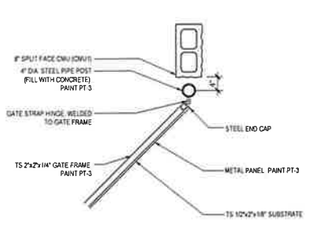
10 SLIDE GATE SECTION
SCALE: 3/4" = 1'-0"



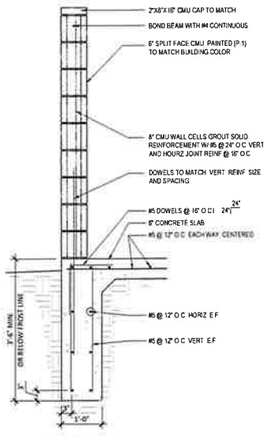
11 MASONRY SITE WALL DETAIL
SCALE: 3/4" = 1'-0"



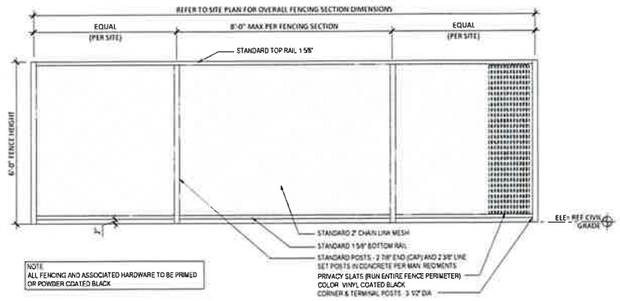
4 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



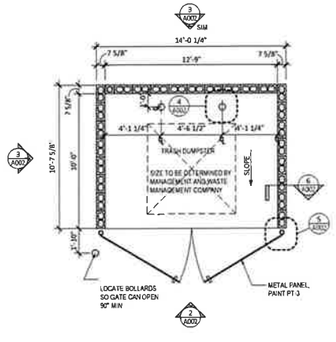
5 GATE DETAIL
SCALE: 3/4" = 1'-0"



6 WALL SECTION
SCALE: 3/4" = 1'-0"

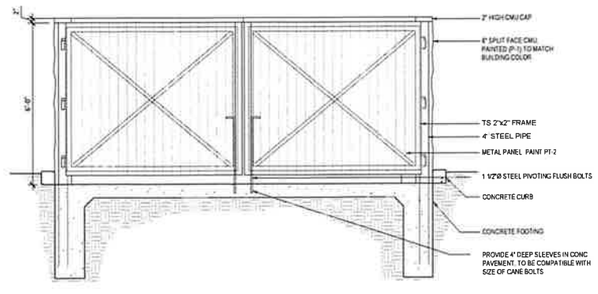


7 PERIMETER FENCE DETAIL
SCALE: 1/2" = 1'-0"

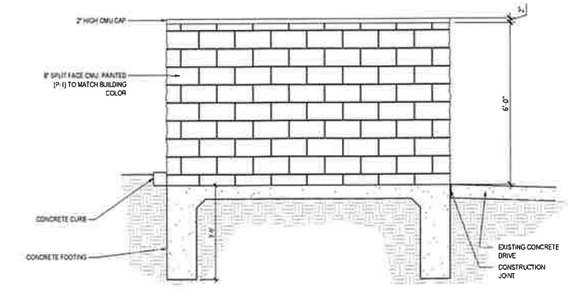


1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

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PROJECT

OCTANE GARAGE
-AT-
18810 PINES BLVD.
PEMBROKE PINES, FL

ISSUE

#	DESCRIPTION	DATE
1	ADDED ELEVATIONS	09/26/25

SEAL

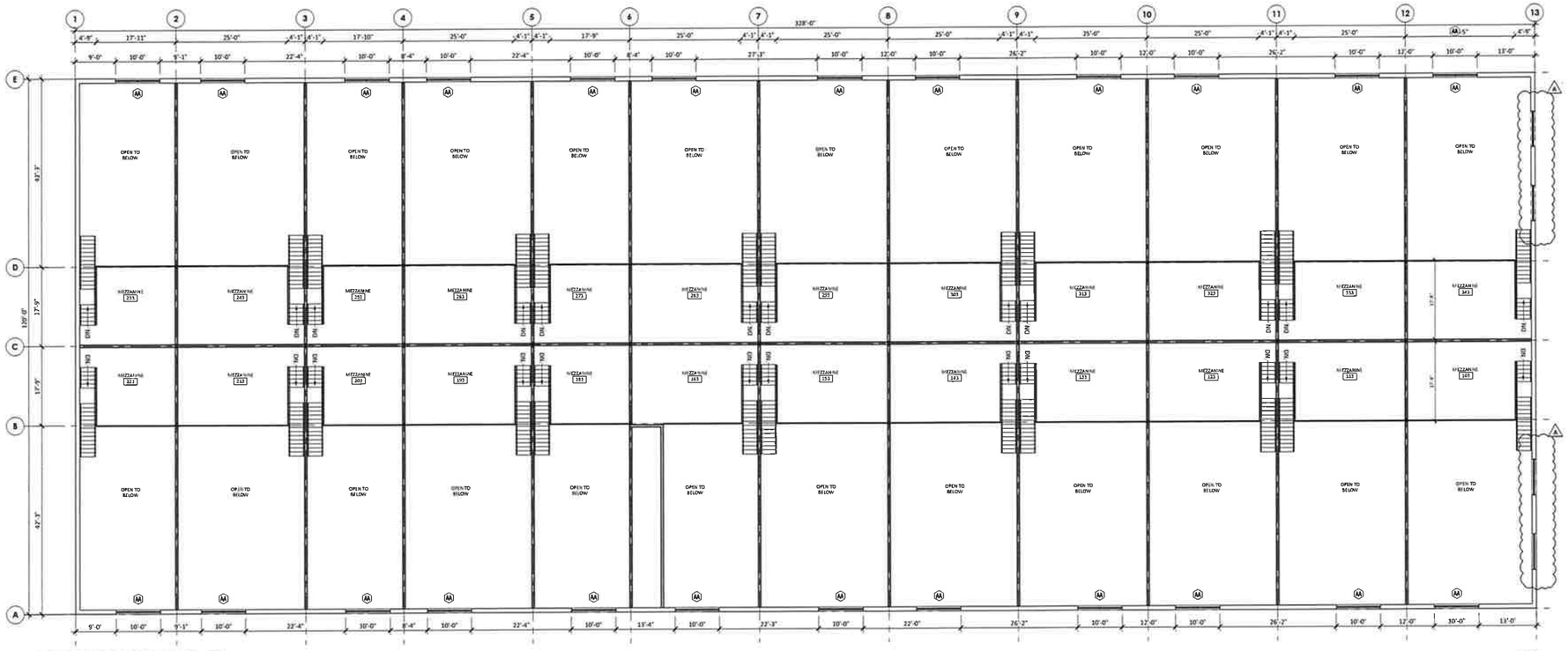
LICENSE: #AR99839
EXP: 02/28/2027

SHEET

SITE DETAILS

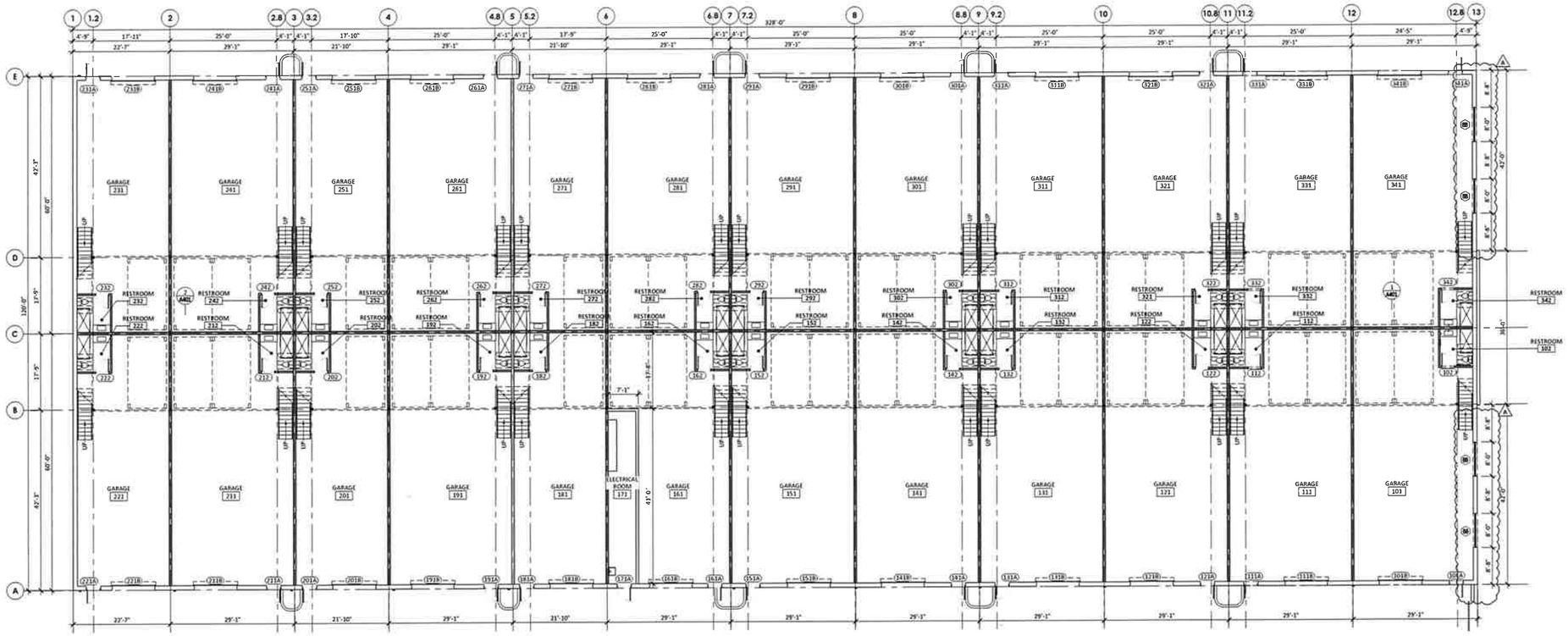
DRAWN BY: RB
CHECKED BY: AJY

A002



2 MEZZANINE FLOOR PLAN

SCALE: 1/32" = 1'-0"



1 FLOOR PLAN

SCALE: 1/32" = 1'-0"

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OCTANE GARAGE
-AT-
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PEMBROKE PINES, FL

ISSUE

#	DESCRIPTION	DATE
	INITIAL ISSUE FOR DRC REVIEW	07/02/25
A	ADDENDUM A	09/10/25

SEAL

LICENSE: AAR95839
EXP: 02/28/2027

SHEET

FLOOR PLAN

DRAWN BY: RB
CHECKED BY: AJV

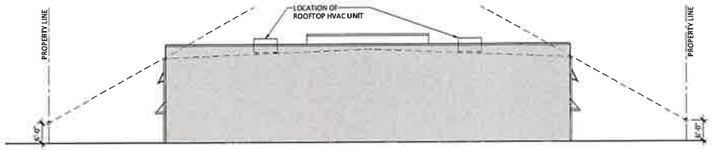
A101

FINISH SCHEDULE

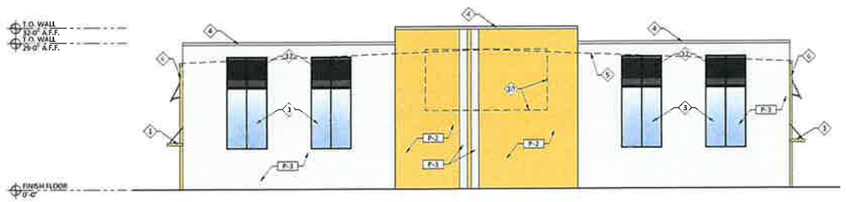
KEY		MATERIAL	MFR.	COLOR	REMARKS
P-1		STUCCO (PAINTED)	SHERWIN WILLIAMS	#SW 7015 "REPOSE GRAY"	
P-2		STUCCO (PAINTED)	SHERWIN WILLIAMS	#SW 6092 "DECISIVE YELLOW"	
P-3		STUCCO (PAINTED)	SHERWIN WILLIAMS	#SW 7006 "EXTRA WHITE"	
MTL-1		PRE-FINISHED METAL	-	TO MATCH P-2	
AL-1		STOREFRONT	-	BLACK ANODIZED ALUMINUM	

KEYNOTES

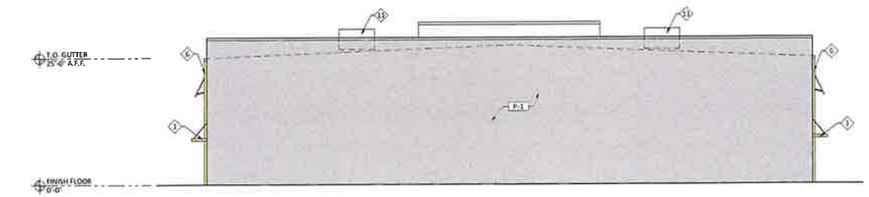
1. PRE-ENGINEERED METAL AWNING, COLOR TO MATCH (P-2)
2. FACTORY FINISHED SECTIONAL OH DOOR PAINT COLOR TO MATCH (P-3)
3. STOREFRONT/GLAZING (AL-1)
4. PRE-FINESHED MTL. COPING
5. ROOF LINE BEYOND
6. PRE-FINESHED MTL. GUTTER AND DOWNSPOUTS (MTL-1)
7. HOLLOW MTL. DOOR AND FRAME, PAINTED (P-2)
8. STUCCO CONTROL JOINT
9. PRE-FINISH METAL BUILDING ROOFING
10. APPROXIMATE LOCATION OF PROPOSED SIGNAGE
11. APPROXIMATE LOCATION OF ROOFTOP MECHANICAL UNIT
12. METAL AWNING - PREFINISHED TO MATCH AL-1
13. SIGN FOR UNIT NUMBER - 1.5 SQUARE FEET MAX. SIGN TO BE STAINLESS STEEL WITH LASER CUT/ETCHED NUMBERS ATTACHED WITH STANDOFF POSTS



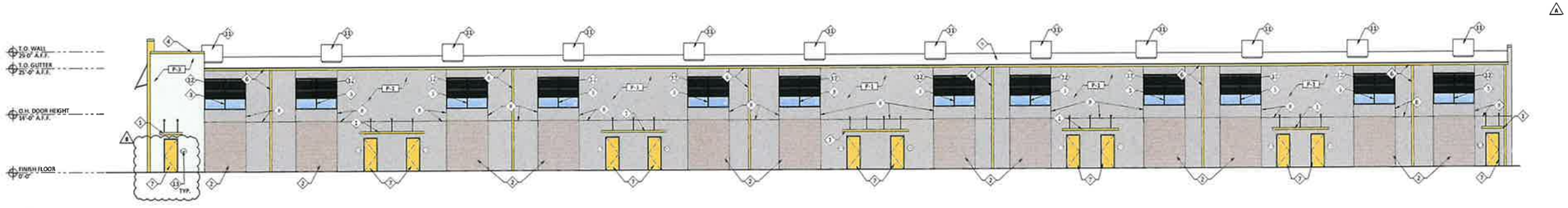
5 SIGHT LINE STUDY
SCALE: 1/16" = 1'-0"



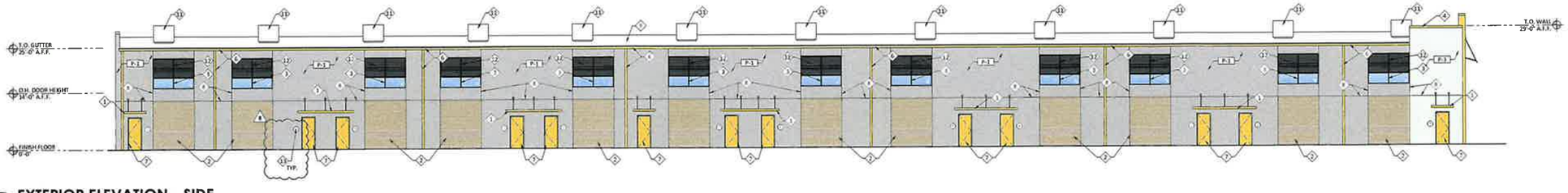
3 EXTERIOR ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION - REAR
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - SIDE
SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - SIDE
SCALE: 3/32" = 1'-0"

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OCTANE GARAGE
-AT-
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PEMBROKE PINES, FL

ISSUE

#	DESCRIPTION	DATE
	INITIAL ROUP SUBMISSION	01/30/25
1	ADDENDUM 1	05/16/25
2	ADDENDUM 2	11/17/25

SEAL

LICENSE: AR99839
EXP: 02/28/2027

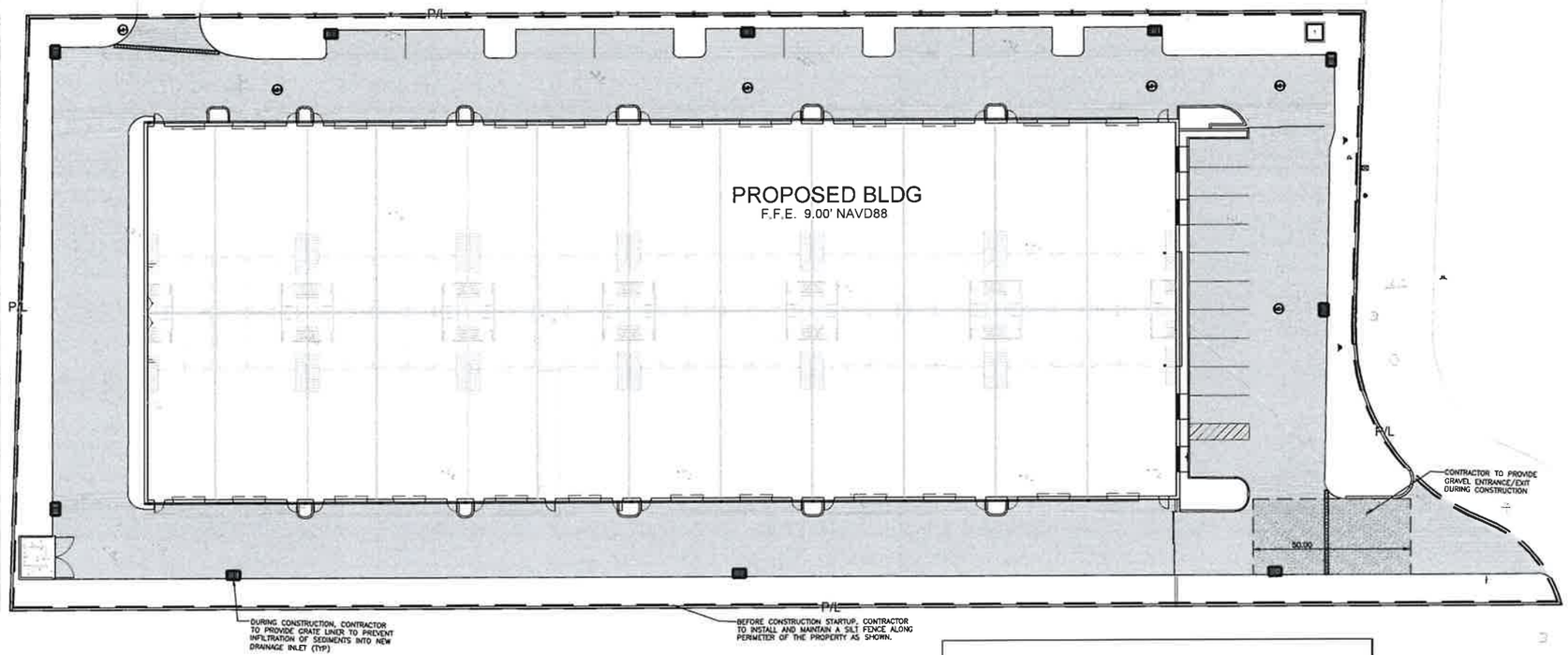
SHEET

EXTERIOR ELEVATIONS

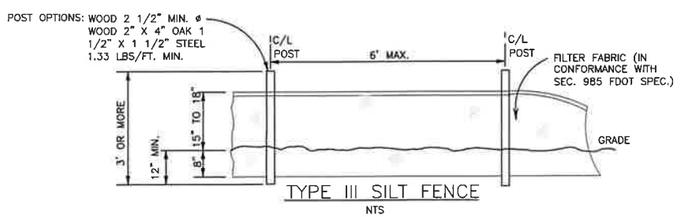
DRAWN BY: TNS
CHECKED BY: AJY

A201

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



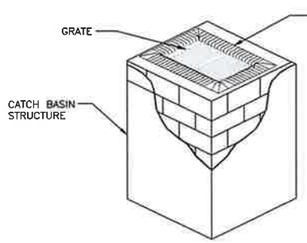
EXIST. DRAINAGE, FLOWAGE & STORAGE EASEMENT
(P.B. 179, PG. 143 B.C.R.)
(O.R.B. 47930, PG. 1394 B.C.R.)



TYPE III SILT FENCE
NTS

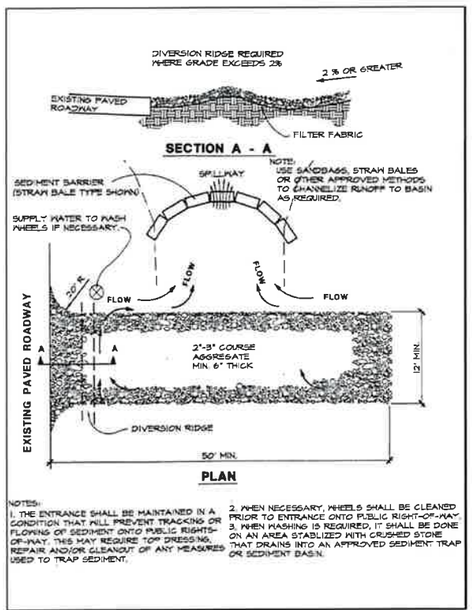
LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVER
- PROPOSED CONC. PAVEMENT
- 8.90 PROPOSED GRADE
- 8.90 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



NOTES:
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

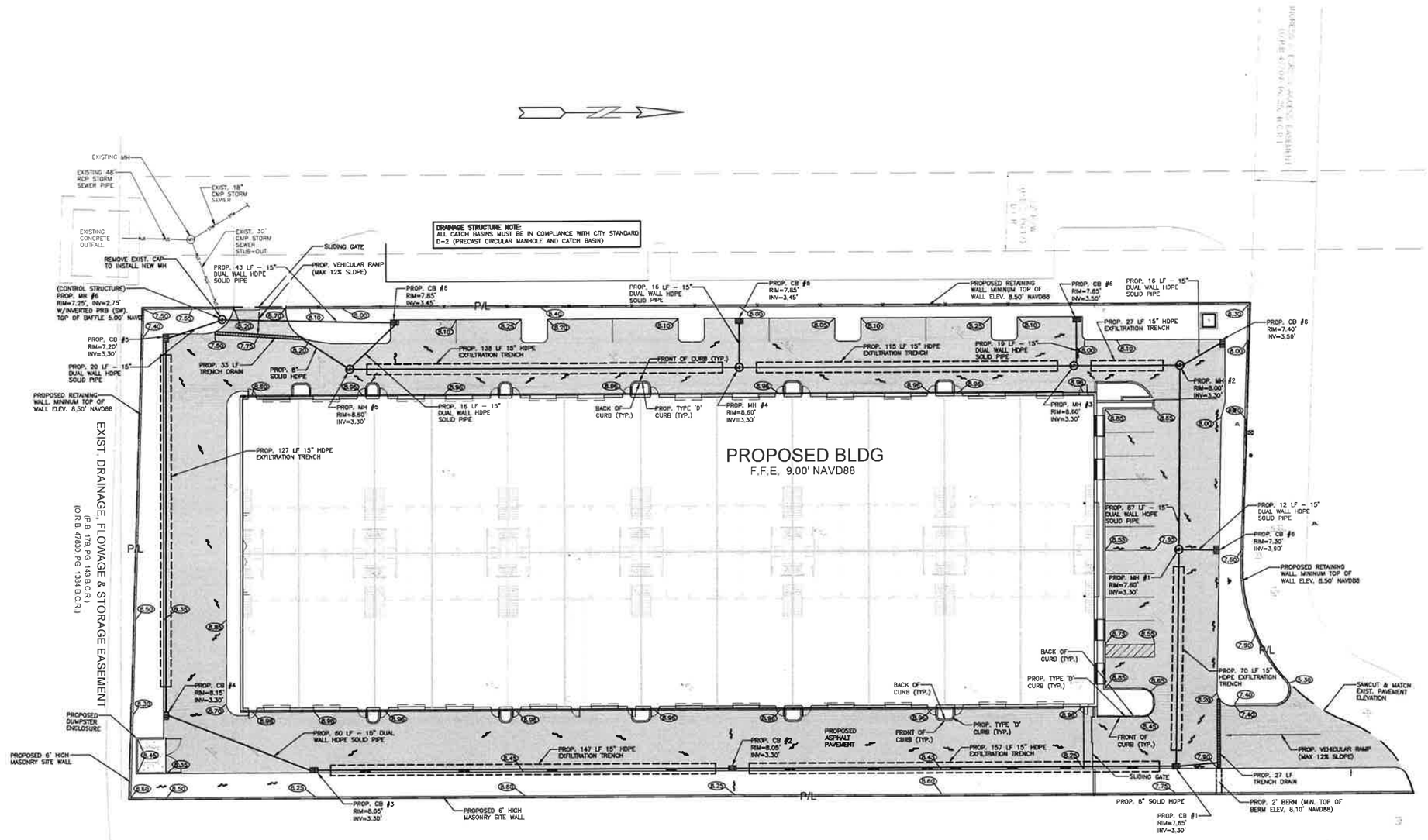
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036
DATE: 7/5/24
SCALE: 1"=20'
SHEET NO.: CS-1
1 OF 12
PROJECT NO.: 24-30

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BROWARD COUNTY 100 YEAR FLOOD MAP = 5.50' NAVD88.
FEMA FLOOD BASE FLOOD ELEVATION (BFE) = 6.00' NAVD88.
WATER CONTROL ELEVATION = 1.40' NAVD88.



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CONC. PAVEMENT
- (8.90) PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT
- SURFACE FLOW ARROW

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

GRADING & DRAINAGE PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZE
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036

DATE: 7/5/24

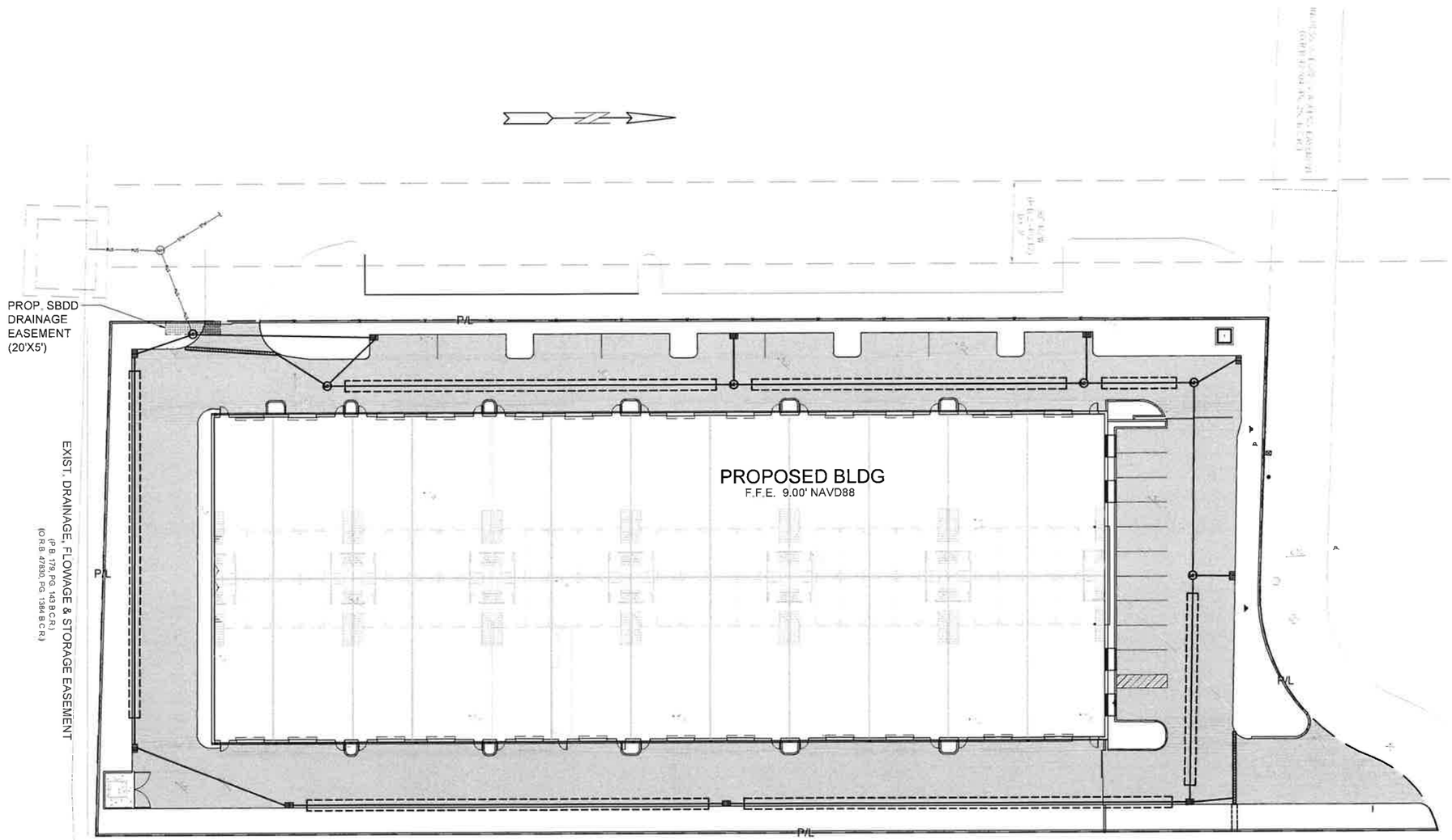
SCALE: 1"=20'

SHEET NO.: CS-2
2 OF 12

PROJECT NO.: 24-30

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BROWARD COUNTY 100 YEAR FLOOD MAP = 5.50' NAVD88.
FEMA FLOOD BASE FLOOD ELEVATION (BFE) = 6.00' NAVD88.
WATER CONTROL ELEVATION = 1.40' NAVD88.



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CONC. PAVEMENT
- (8.90) PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

SOUTH BROWARD DRAINAGE DISTRICT EASEMENT EXHIBIT

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

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HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036
DATE: 7/5/24
SCALE: 1"=20'
SHEET NO.: CS-3
3 OF 12
PROJECT NO.: 24-30

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 25' CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

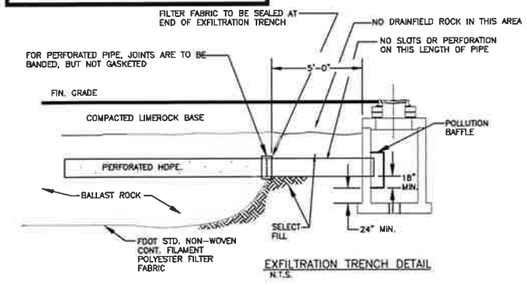
    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

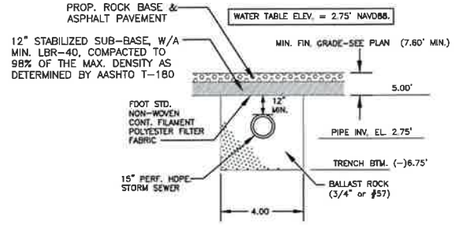
PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO NUTCD AND PBC TYPICAL T-P-06-001.

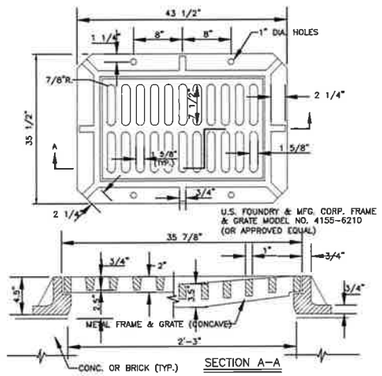
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



EXFILTRATION TRENCH DETAIL
N.T.S.



PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



FRAME & GRATE DETAIL
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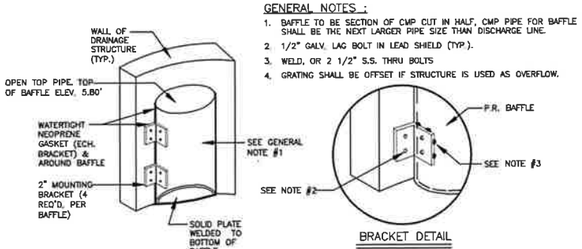
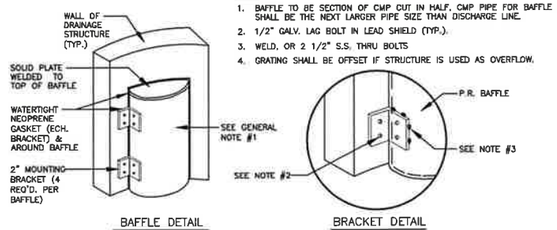


BRACKET DETAIL

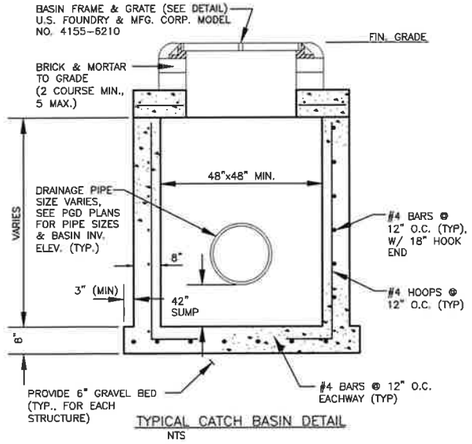
INVERTED BAFFLE DETAIL (FOR CONTROL STRUCTURE)
NTS



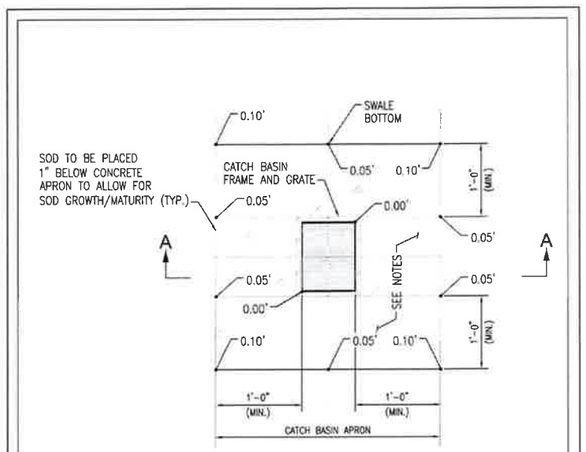
BAFFLE DETAIL

BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS



TYPICAL CATCH BASIN DETAIL
NTS



NOTES:

1. 6" THICK CLASS I PORTLAND CEMENT W/ FIBER MESH REINFORCEMENT OVER 12" SUBGRADE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.
2. CONCRETE SHALL HAVE A MINIMUM 3,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
3. CONCRETE SHALL BE CURED WITH A CLEAN SAND AND PLASTIC MEMBRANE OR OTHER APPROVED METHOD.
4. RECTANGULAR FRAME AND GRATE DEPICTED, BUT YARD DRAINAGE INLETS/CATCH BASINS MAY UTILIZE ROUND FRAME AND GRATE. (REFER TO PLAN FOR FRAME AND GRATE TYPE/CONFIGURATION).

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-49
APPROVED: K.M.K DATE: 10/20/22	REVISED	CONCRETE APRON DETAIL

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

12-15-25

CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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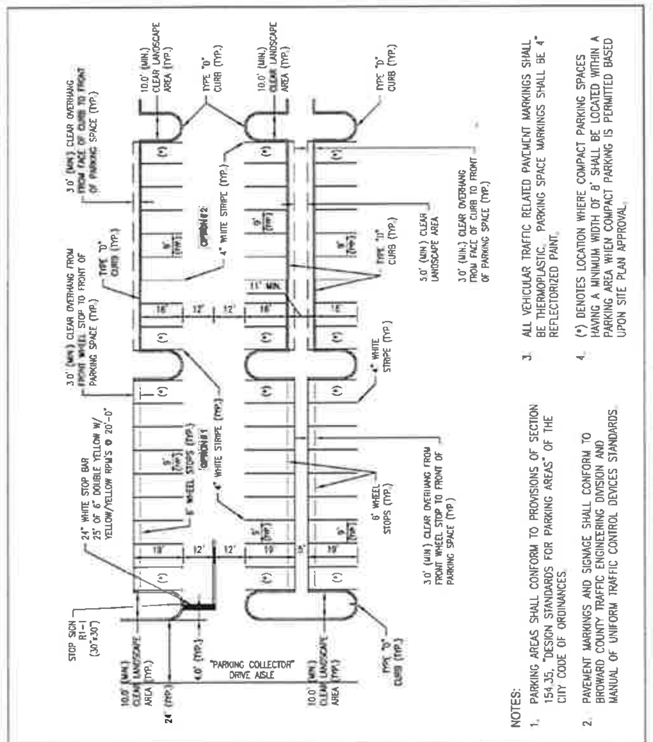
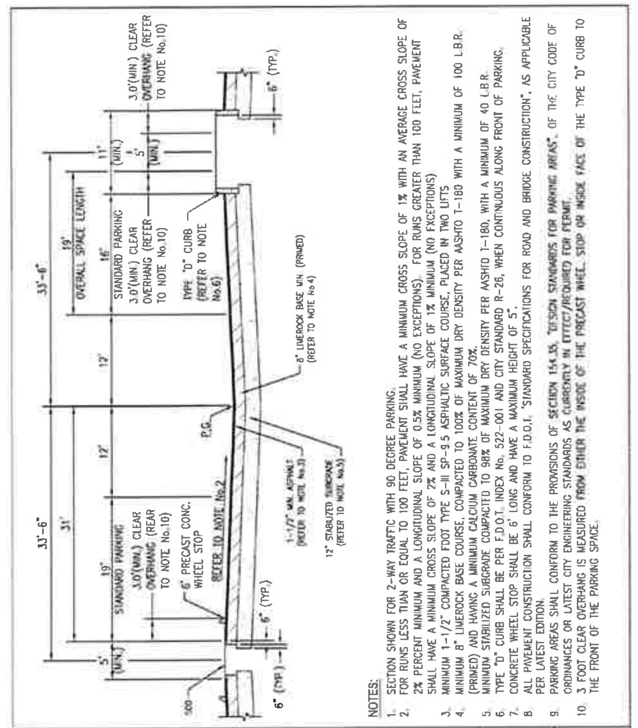
OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

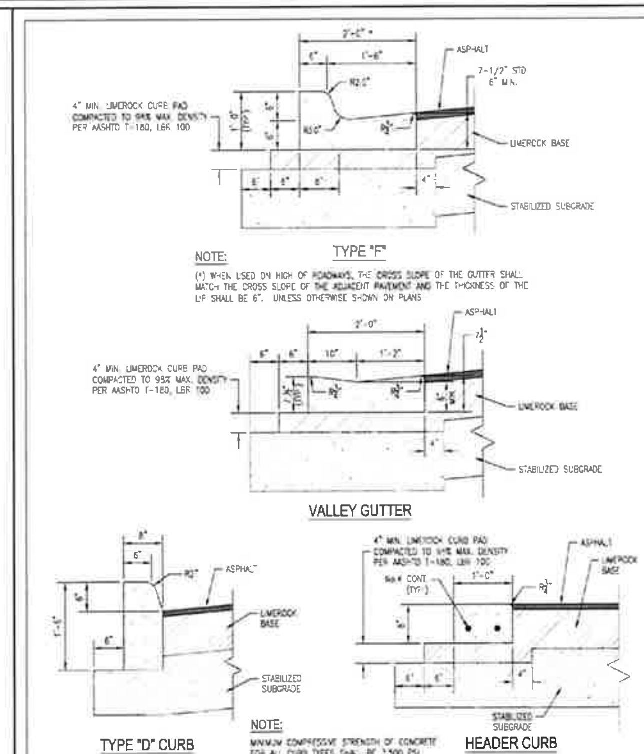
P.E.#:76036
DATE: 7/5/24
SCALE: N.T.S.
SHEET NO.: CS-4
4 OF 12
PROJECT NO.: 24-30



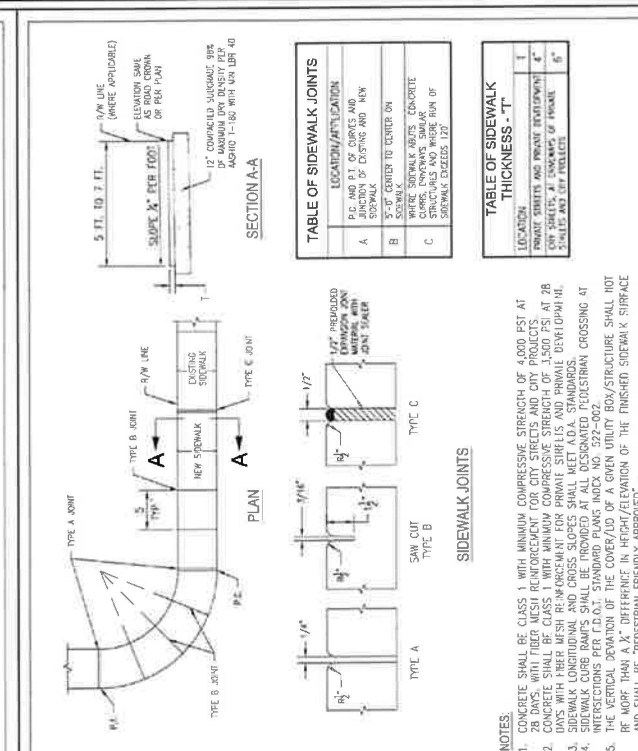
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-22
APPROVED: J.M. DATE: 11/05/99 — REVISED: 05/14/18, 07/28/23	TYPICAL PARKING AREA REQUIREMENTS FOR 90° PARKING	



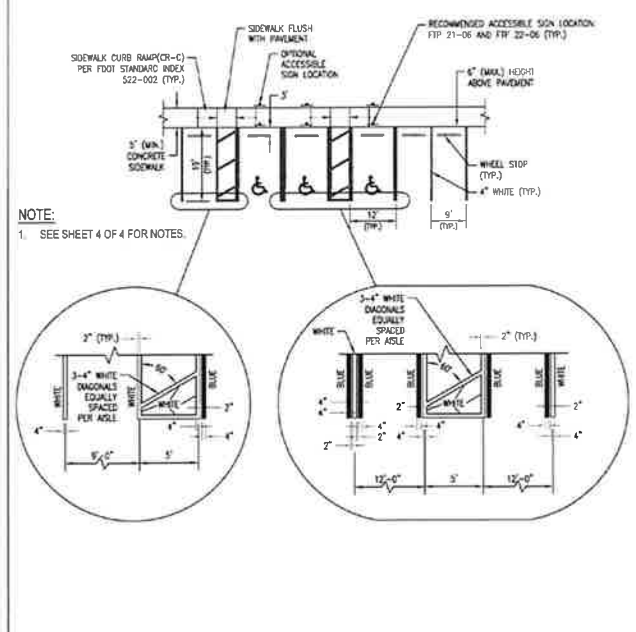
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-23
APPROVED: J.M. DATE: 11/05/99 — REVISED: 6/15/20, 05/14/18	PRIVATE PARKING AREA INVERTED CROWN SECTION	



CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-26
APPROVED: J.M. DATE: 11/05/99 — REVISED: 10/20/22	CONCRETE CURBS	

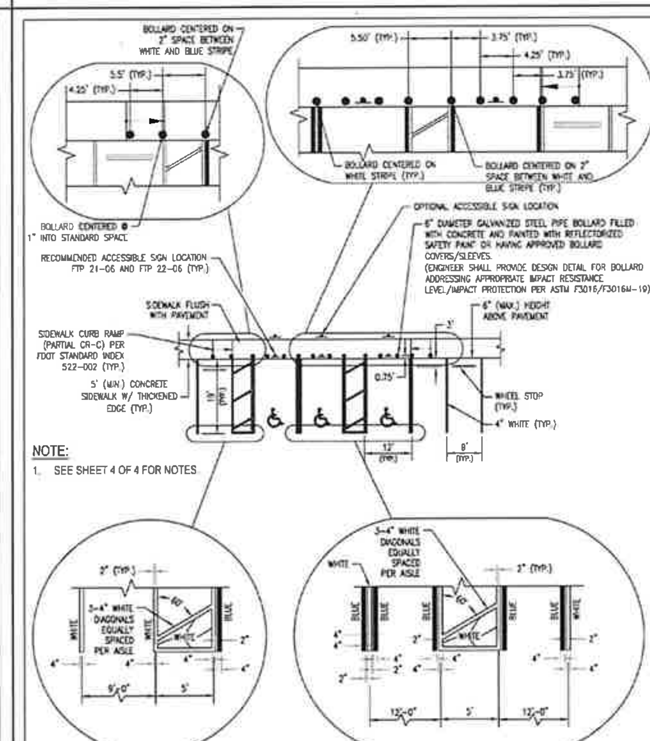


CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-28
APPROVED: J.M. DATE: 11/05/99 — REVISED: 12/01/20, 9/17/20, 2/18/21, 6/01/22	CONCRETE SIDEWALK	



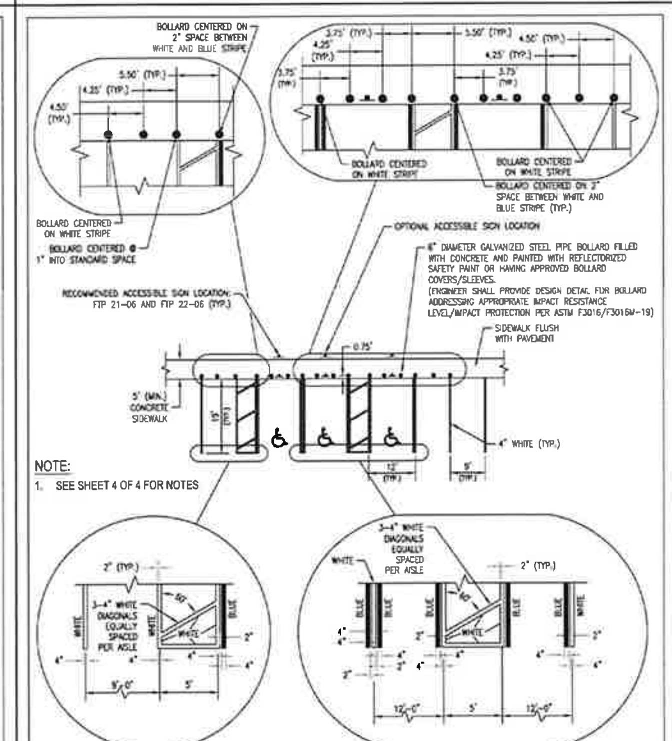
NOTE:
1. SEE SHEET 4 OF 4 FOR NOTES.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-32
APPROVED: K.M.K. DATE: 12/01/18 — REVISED: 09/05/23, 09/05/20, 12/01/18	ACCESSIBLE PARKING SPACE DETAILS	SHEET 1 OF 4



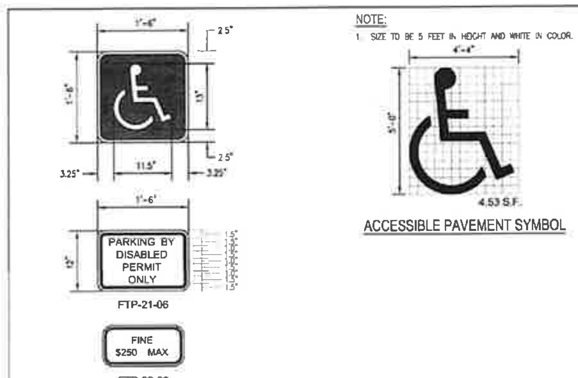
NOTE:
1. SEE SHEET 4 OF 4 FOR NOTES.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-32
APPROVED: K.M.K. DATE: 10/24/19 — REVISED: 09/05/23, 09/09/20	ACCESSIBLE PARKING SPACE DETAILS	SHEET 2 OF 4



NOTE:
1. SEE SHEET 4 OF 4 FOR NOTES

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-32
APPROVED: K.M.K. DATE: 10/24/19 — REVISED: 09/05/23, 09/09/20	ACCESSIBLE PARKING SPACE DETAILS	SHEET 3 OF 4



NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

SIGNAGE NOTES:
1. TOP PORTION OF FTP 21-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. ALL LETTERS ARE 1" SERIES AT 1" SPACING
4. ALL SIGNS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
5. SIGN POST SHALL BE IN ACCORDANCE WITH BCTED "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:
1. PROVIDE ♿ PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADE 15180 PER FEDERAL STANDARD 5959.
3. SLOPES NO GREATER THAN 1:48 (2.08%) SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK CURB RAMPS AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE SIXTH EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD ROAD DETAIL	R-32
APPROVED: K.M.K. DATE: 12/01/18 — REVISED: 9/09/20, 6/15/20, 12/01/18	ACCESSIBLE PARKING SPACE DETAILS	SHEET 4 OF 4

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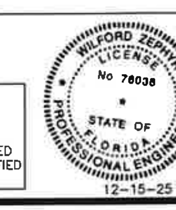

12-15-25

CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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P.E.#:76036
DATE: 7/5/24
SCALE: N.T.S.
SHEET NO.: CS-5

PROJECT NO.: 24-30

PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT

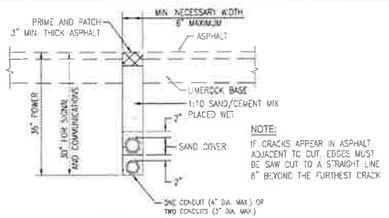
THE PROCEDURE FOR BACKFILL AND PAVEMENT RESTORATION SHALL BE AS FOLLOWS:

DENSITY TESTS OF COMPACTED FILL, BACKFILL AND/OR BASE SHALL BE TAKEN AT EACH SIX-INCH LIFT, PRIOR TO PLACEMENT OF THE SUCCEEDING LIFT OF MATERIAL ACCORDING TO THE FOLLOWING SCHEDULE.

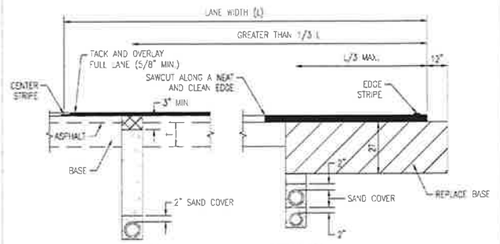
1. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED ONE LANE AT A TIME, ONE DENSITY TEST SHALL BE TAKEN IN EACH LANE AT EACH SIX-LIFT.
2. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED TWO LANES AT A TIME, DENSITIES SHALL BE TESTED IN ONE LANE PER LIFT, ALTERNATING LANES WITH EACH LIFT.
3. FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED THREE LANES AT A TIME, DENSITIES SHALL BE TESTED IN TWO LOCATIONS PER SIX-INCH LIFT, STAGGERING LOCATIONS WITH EACH SUCCESSIVE LIFT.
4. CUTS ACROSS ROADS SHALL NOT BE LEFT OPEN OVERNIGHT UNLESS ABSOLUTELY NECESSARY. TRENCHES SHALL BE BACKFILLED AND TEMPORARY ASPHALT APPLIED TO MAKE A SMOOTH LEVEL PATCH. THE TRENCHES SHALL THEN BE EXCAVATED THE NEXT DAY AND PERMANENT BACKFILL AND PAVEMENT INSTALLED IN ACCORDANCE WITH THESE STANDARDS. THE ONLY EXCEPTION WILL BE WHEN THE INSTALLED FACILITY MUST BE TESTED BEFORE THE ROAD IS RESTORED. IN THESE CASES, THE PERMANENT RESTORATION MUST BE PERFORMED ON THE DAY OF TESTING OR THE NEXT DAY.
5. WHEN THE INSTALLATION PARALLELS THE ROADWAY AND DAMAGES THE PAVEMENT, THE DENSITY TESTS SHALL BE MADE EVERY 100 L.F. AT SIX-INCH LAYERS, WITH TEST LOCATIONS STAGGERED 25 INCHES EACH LIFT. A COPY OF ALL PROCTOR AND FIELD DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEERING DIVISION UPON REQUEST.
6. ROADWAY BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY, AS DETERMINED BY AASHTO T-180 (MODIFIED PROCTOR TEST). SUBGRADE MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF 100% OF MAXIMUM DRY DENSITY. SHOULDER AREAS AND SWALE AREAS BEYOND SHOULDERS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY, AS DETERMINED BY AASHTO T-99-C (STANDARD PROCTOR TEST).
7. RESTORATION OF STRIPING, SIGNING AND SIGNALIZATION DEVICES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PAVEMENT RESTORATION IS COMPLETED.

NOTE: THE ABOVE LISTED REPRESENTS THE MINIMUM PROCEDURE. THE INSPECTOR MAY REQUIRE ADDITIONAL TESTING IF, IN HIS OPINION, CONDITIONS OR PRIOR TEST RESULTS WARRANT THEM.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED J.M.	REVISED:	PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT	R-33
DATE: 11/05/99			



DETAIL "A"
MINIMUM UTILITY CROSSING OF ROADWAY

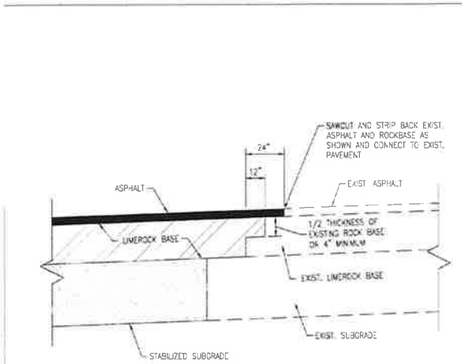


DETAIL "B" DETAIL "C"
MINIMUM PARALLEL UTILITY INSTALLATION

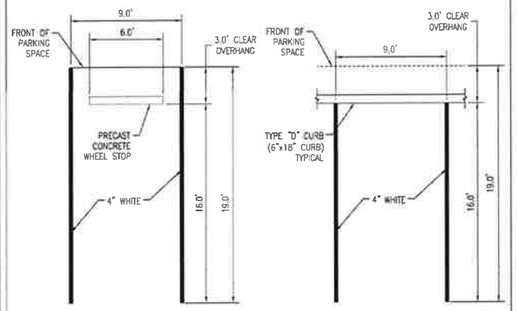
NOTE:
DETAILS NOT SHOWN SHALL BE AS PER DETAIL "A" PROCEDURE SHALL BE PER APPLICABLE PROVISIONS OF DETAIL R-25

RE: B.C.P.W.D. PLATE No.8

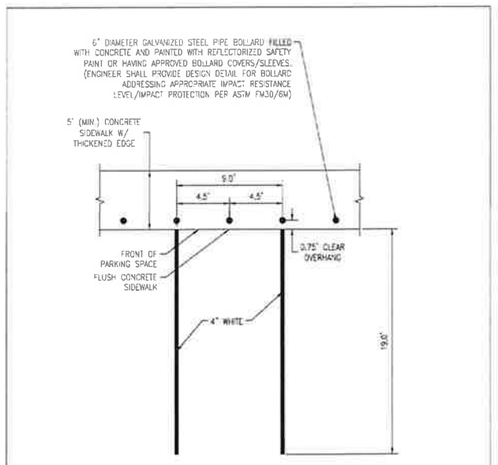
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED J.M.	REVISED:	FLEXIBLE PAVEMENT RESTORATION DIRECT BURIAL CABLE OR CONDUIT	R-36
DATE 11/05/99			



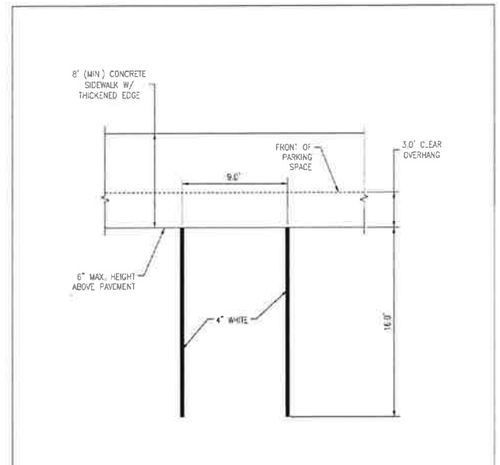
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED J.M.	REVISED: 10/18/18	PAVEMENT CONNECTION	R-39
DATE 11/05/99			



CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED K.M.K.	REVISED	STANDARD PARKING SPACE	R-41
DATE 05/17/18	05/17/18		SHEET 1 OF 3



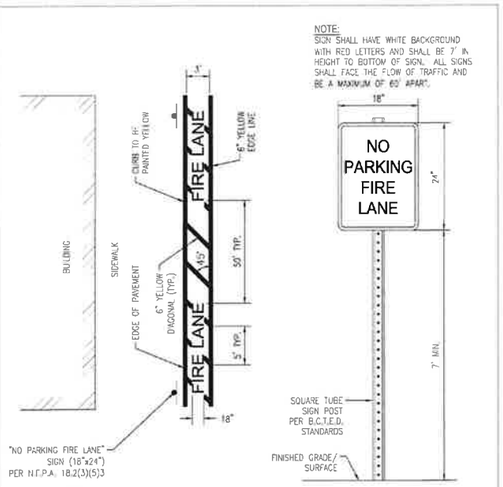
OPTION #3



OPTION #4

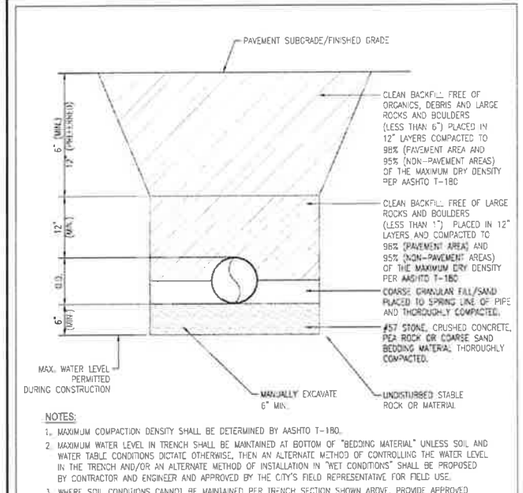
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED K.M.K.	REVISED	STANDARD PARKING SPACE	R-41
DATE 05/17/18	10/30/19		SHEET 2 OF 3

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED: K.M.K.	REVISED	STANDARD PARKING SPACE	R-41
DATE: 10/28/19	10/28/19		SHEET 3 OF 3



NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. SIGN SHALL BE "DIAMOND GRADE" TYPE MEETING BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (B.C.T.E.D.) STANDARDS FOR SIGNS.
3. PRIOR TO REINSTALLATION OF FIRE LANE PAVEMENT MARKINGS IN ASSOCIATION WITH SEALCOATING AND/OR REPAVING OF ANY EXISTING COMMERCIAL, RETAIL, INDUSTRIAL OR OFFICE TYPE PROJECT, "PROJECT SPECIFIC" "FIRE LANE LIMITS" MUST BE DETERMINED BY A FIELD REVIEW OF THE EXISTING PROJECT CONDITIONS BY FIRE PREVENTION BUREAU. ONLY FIRE LANE MARKINGS AND SIGNAGE SHALL BE INSTALLED IN THOSE SITE SPECIFIC LOCATIONS AS FIELD INDENTIFIED BY THE FIRE PREVENTION BUREAU.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED K.M.K.	REVISED: 06/26/19	FIRE LANE MARKING AND SIGNAGE	R-43
DATE: 08/29/17			



NOTES:
1. MAXIMUM COMPACTION DENSITY SHALL BE DETERMINED BY AASHTO T-180.
2. MAXIMUM WATER LEVEL IN TRENCH SHALL BE MAINTAINED AT BOTTOM OF "BEDDING MATERIAL" UNLESS SOIL AND WATER TABLE CONDITIONS DICTATE OTHERWISE, THEN AN ALTERNATE METHOD OF CONTROLLING THE WATER LEVEL IN THE TRENCH AND/OR AN ALTERNATE METHOD OF INSTALLATION IN "WET CONDITIONS" SHALL BE PROPOSED BY CONTRACTOR AND ENGINEER AND APPROVED BY THE CITY'S FIELD REPRESENTATIVE FOR FIELD USE.
3. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED PER TRENCH SECTION SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
4. WHERE REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.
5. MUCK OR OTHER UNSUITABLE MATERIAL SHALL BE COMPLETELY REMOVED WITHIN TRENCH SECTION.
6. WHEN THE PIPE IS LAID IN THE PREPARED TRENCH, TRUE TO LINE AND GRADE, THE PIPE BARREL SHALL RECEIVE CONTINUOUS UNIFORM SUPPORT. #57 STONE, 3/4" WASHED ROCK, CRUSHED STONE, PEA ROCK OR COARSE SAND SHALL BE USED TO PROVIDE UNIFORM BEDDING
7. JOINTS ARE REQUIRED TO BE WRAPPED WITH FILTER FABRIC.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED: K.M.K.	REVISED: 12/15/22 01/14/21 02/05/20	TYPICAL TRENCH BACKFILL	R-44
DATE 10/30/19			

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WILFORD ZEPHYR LICENSE No. 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

CIVIL DETAILS III
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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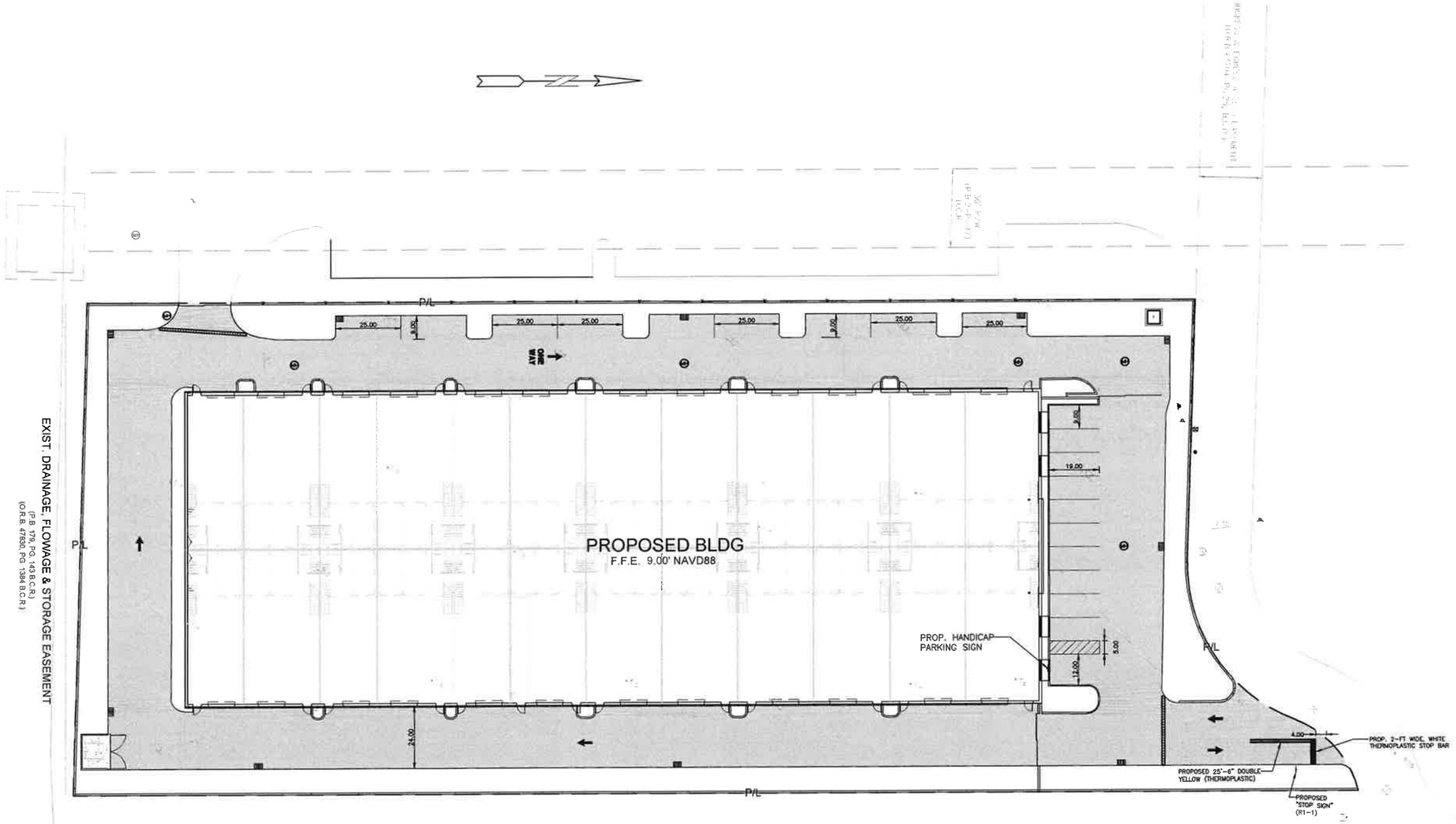
OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036
DATE: 7/5/24
SCALE: N.T.S.
SHEET NO.: CS-6
6 OF 12
PROJECT NO.: 24-30



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVER
- PROPOSED CONC. PAVEMENT
- 8.90 PROPOSED GRADE
- EXISTING ELEVATION
- T11 PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

WILFORD ZEPHYR LICENSE No. 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

12-15-25

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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=30'

REVISIONS

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OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036

DATE: 7/5/24

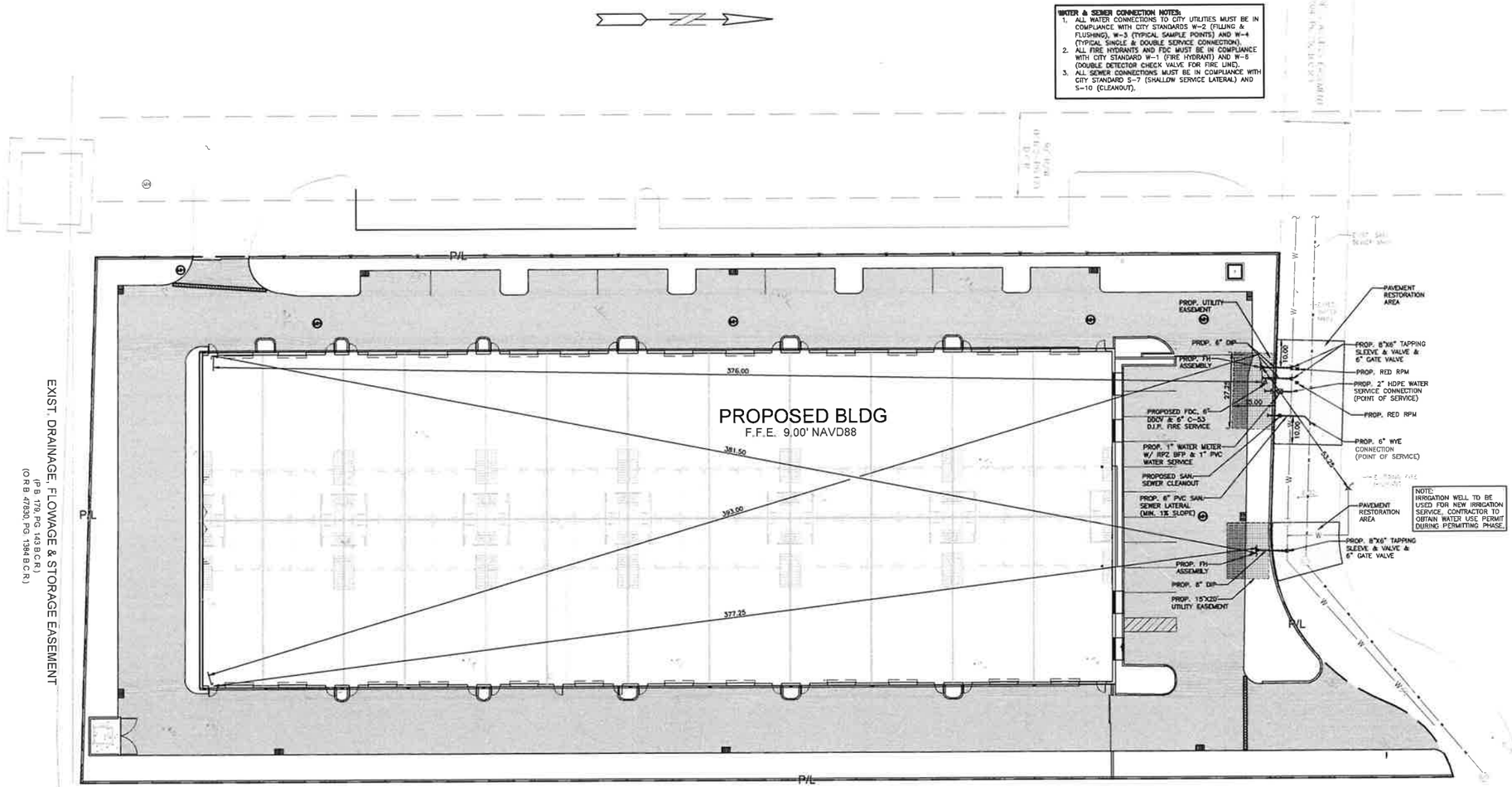
SCALE: 1"=20'

SHEET NO.: CS-4
7 OF 12

PROJECT NO.: 24-30

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

WATER & SEWER CONNECTION NOTES:
1. ALL WATER CONNECTIONS TO CITY UTILITIES MUST BE IN COMPLIANCE WITH CITY STANDARDS W-2 (FILLING & FLUSHING), W-3 (TYPICAL SAMPLE POINTS) AND W-4 (TYPICAL SINGLE & DOUBLE SERVICE CONNECTION).
2. ALL FIRE HYDRANTS AND FDC MUST BE IN COMPLIANCE WITH CITY STANDARD W-1 (FIRE HYDRANT) AND W-6 (DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE).
3. ALL SEWER CONNECTIONS MUST BE IN COMPLIANCE WITH CITY STANDARD S-7 (SHALLOW SERVICE LATERAL) AND S-10 (CLEANOUT).



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVER
- PROPOSED CONC. PAVEMENT
- (8.90) PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPERTY LINE
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

NOTES:
1) A PRE-CONSTRUCTION MEETING WILL BE REQUIRED BY THE UTILITIES DEPARTMENT.
2) TEMPORARY HYDRANT METER WILL BE REQUIRED DURING CONSTRUCTION.
3) OWNER WILL BE RESPONSIBLE FOR FULL LENGTH OF NEW SANITARY SEWER FORCE MAIN TO THE POINT OF CONNECTION AT THE ADJACENT TO THE PROJECT SITE.
4) OWNER WILL BE RESPONSIBLE FOR FULL LENGTH OF NEW WATER MAIN SERVICES TO THE POINT OF CONNECTION AT THE EXISTING WATER MAIN ADJACENT TO THE PROJECT SITE.

NOTE: METER SIZE CALCULATIONS WILL BE REQUIRED AT THE TIME OF PERMITTING. THIS WILL BE A CONDITION OF APPROVAL.

NOTE: LEAK DETECTION METER ON FIRE LINE DCDA(s) SHALL BE COMPATIBLE WITH THE TOWN's AMI EQUIPMENT AND INCLUDE A MUELLER MI. NODE INTERFACE UNIT.

NOTE: ALL WATER LINES INSIDE THE PROPERTY TO BE PRIVATE.

NOTE: CONTRACTOR TO USE FERNCO FLEXIBLE COUPLING AT THE PROPOSED WYE CONNECTION IF THE EXISTING SEWER IS VCP.

0 20 40 80 160 ft

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

WATER & SEWER PLAN & DETAILS

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION

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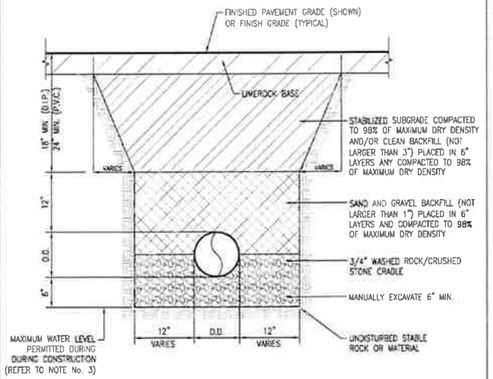
OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

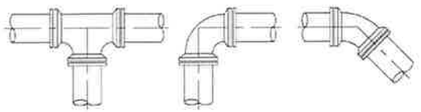
P.E.#:76036
DATE: 7/5/24
SCALE: 1"=20'
SHEET NO.: WS1 8 OF 12
PROJECT NO.: 24-30



NOTES:

1. MAXIMUM DENSITY SHALL BE DETERMINED BY AASHTO T-180.
2. MAXIMUM DEPTH TO BOTTOM OF PRESSURE MAINS SHALL NOT EXCEED SIX (6) FEET UNLESS OTHERWISE APPROVED BY THE CITY OF PEMBROKE PINES UTILITY DEPARTMENT.
3. MAXIMUM WATER LEVEL IN TRENCH SHALL BE MAINTAINED AT BOTTOM OF "BEDDING MATERIAL" UNLESS SOI LAND WATER TABLE CONDITIONS DICTATE OTHERWISE, THEN AN ALTERNATE METHOD OF CONTROLLING THE WATER LEVEL IN THE TRENCH AND/OR ALTERNATE METHOD OF INSTALLATION IN "WET CONDITIONS" SHALL BE PROPOSED BY CONTRACTOR AND ENGINEER AND APPROVED BY CITY'S FIELD REPRESENTATIVE FOR FIELD USE.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD GENERAL DETAIL	
APPROVED J.M.	REVISED:	WATER AND SEWER TRENCH BACKFILL
DATE 11/05/99	6/15/20	G-1



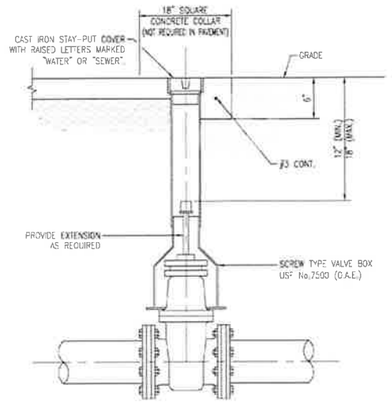
TEE & WYE 90° BEND 45° & 22 1/2° BEND

RESTRAINED PIPE LENGTH (LINEAL FEET)					
PIPE SIZE	TEE & WYE	90°BEND	45°BEND	22 1/2°BEND	11 1/4°BEND
6"	27	27	16	9	5
8"	34	34	20	11	6
10"	41	41	24	14	7
12"	48	48	28	16	8
14"	55	55	32	18	10
16"	62	62	35	20	11
18"	69	69	39	22	12
20"	75	75	42	24	13
24"	87	87	49	27	14
30"	104	104	57	31	17
36"	120	120	65	35	19
42"	134	134	72	39	21
48"	147	147	79	42	22
54"	160	160	85	45	24

NOTE:

THE FIGURES IN THIS TABLE ARE BASED ON 150 PSI TEST PRESSURE WITH 2.5 FEET OF COVER AND 2000 POUNDS PER SQUARE FOOT SOIL BEARING AGAINST UNDISTURBED TRENCH. A 20% SAFETY FACTOR HAS BEEN ADDED

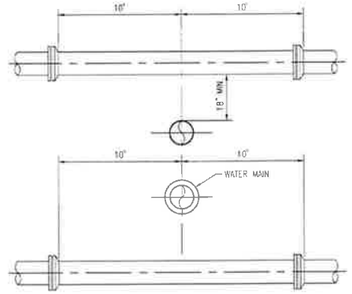
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD GENERAL DETAIL	
APPROVED J.M.	REVISED:	RESTRAINED JOINTS
DATE: 11/05/99		G-2



NOTE:

1. CONCRETE SHALL BE CLASS I WITH MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS WITH FIBER MESH REINFORCEMENT FOR PRIVATE STREETS AND PRIVATE DEVELOPMENT.

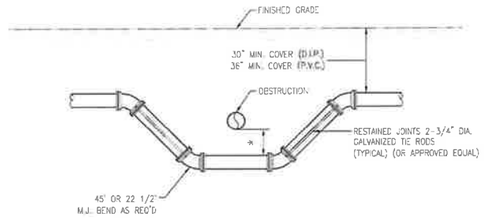
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD GENERAL DETAIL	
APPROVED J.M.	REVISED 1/23/23	VALVE AND BOX
DATE: 11/05/99		G-3



NOTES:

1. A WATER MAIN SHOULD CROSS OVER PIPES WHEREVER POSSIBLE MAINTAINING A 36 INCH COVER FOR PVC, 30 INCH COVER FOR D.I.P. AND 18 INCH SEPARATION AS MINIMUMS.
2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 18 INCHES VERTICAL SEPARATION, THEN D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20 FEET CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING
3. 18 INCH SEPARATION SHOULD BE MAINTAINED BETWEEN ALL PIPES (STORM, SEWER, WATER) WHENEVER POSSIBLE. 12 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH D.I.P. REQUIRED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
5. 3 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
6. 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

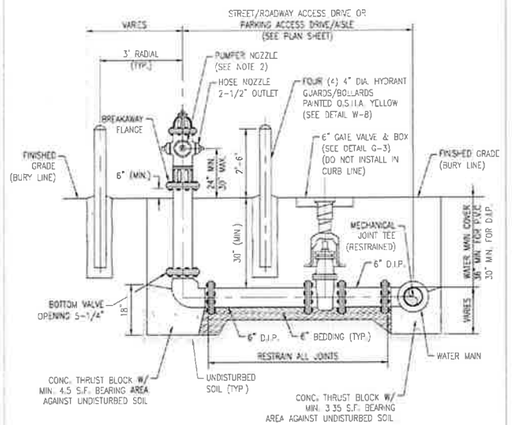
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD GENERAL DETAIL	
APPROVED J.M.	REVISED:	UTILITY CROSSING GENERAL REQUIREMENTS
DATE: 11/05/99		G-4



NOTES:

1. (*) 18" MINIMUM CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS, 12" MINIMUM CLEARANCE REQUIRED FOR OTHER UTILITY CROSSINGS.
2. COAT TIE RODS WITH A COAL TAR ENAMEL AFTER ASSEMBLY (2 COATS MIN.)
3. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD GENERAL DETAIL	
APPROVED J.M.	REVISED:	UTILITY CROSSING FITTING TYPE
DATE 11/05/99		G-6



NOTE:

1. REFER TO SHEET 2 OF 2 FOR APPLICABLE "NOTES".

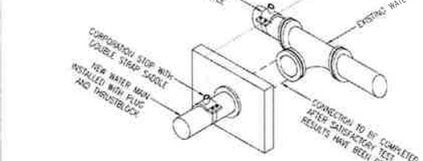
CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD WATER DISTRIBUTION DETAIL	
APPROVED K.M.K.	REVISED:	FIRE HYDRANT
DATE: 04/23/19		W-1 SHEET 1 OF 2

NOTES:

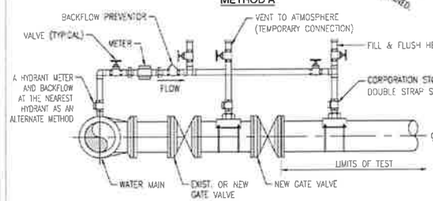
1. FIRE HYDRANT SHALL BE "AMERICAN DARLING" OR "MUELLER" TYPE HAVING A MINIMUM 5 1/4" BOTTOM VALVE OPENING WITH A 4-1/2" PUMPER NOZZLE AND TWO (2) 2-1/2" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED O.S.H.A. YELLOW.
2. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST ADJACENT STREET/ROADWAY, ACCESS DRIVE OR PARKING ACCESS DRIVE/AISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED IN THE CENTER OF THE "TRAVEL LANE OF THE NEAREST ADJACENT STREET/ROADWAY), ACCESS DRIVE OR PARKING ACCESS DRIVE/AISLE.
3. FIRE HYDRANT BURY LINE TO MATCH ADJACENT STREET/ROADWAY CROWN ELEVATION, AS MAY BE APPLICABLE, AND THE CLEARANCE BETWEEN THE BOTTOM OF THE BOLTS OF THE BREAKAWAY FLANGE AND GRADE SHALL BE 6" MINIMUM.
4. FIRE HYDRANTS SHALL BE LOCATED RELATIVE TO THE EDGE OF PAVEMENT FOR STREETS/ROADWAYS BASED UPON "LATERAL OFFSET" REQUIREMENTS PER CHAPTER 4, "ROADSIDE SAFETY", OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) "PLANS PREPARATION MANUAL", LATEST EDITION
5. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 6' FROM THE EDGE OF THE PAVEMENT/FACE OF CURB OF AN ACCESS DRIVE OR PARKING ACCESS DRIVE/AISLE AND A MINIMUM OF 3' FROM THE "FACE OF CURB OF THE SIDE OF ANY TERMINAL OR INTERIOR PARKING LANDSCAPE ISLAND.
6. HYDRANT GUARDS/BOLLARDS SHALL BE PROVIDED AROUND THE FIRE HYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITH SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC/PRIVATE STREET/ROADWAY, ACCESS DRIVE, PARKING ACCESS DRIVE/AISLE OR "TURNING RADIUS".
7. A SEVEN AND HALF (7.5') FOOT RADIUS AROUND THE FIRE HYDRANT CLEAR OF ALL IMPROVEMENTS SHALL BE MAINTAINED
8. ALL WATER MAIN PIPING FITTINGS BACK TO THE "SUPPLY MAIN" SHALL BE CLASS 52 DUCTILE IRON PIPE (D.I.P.) AND FITTINGS/SPOOL PIECES SHALL BE CLASS 350 DUCTILE IRON
9. ALL D.I.P. AND FITTINGS/SPOOL PIECES SHALL BE RESTRAINED WITH "MEGALUGS" OR CITY APPROVED EQUAL.
10. FIRE HYDRANT GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE "SUPPLY MAIN". SHOULD THE DISTANCE FROM THE "SUPPLY MAIN" TO THE FIRE HYDRANT LOCATION EXCEED TWENTY (20') FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT
11. DEPTH OF COVER TO THE TOP OF THE D.I.P. WATER MAIN SHALL BE 30" MINIMUM.
12. FIRE HYDRANTS SHALL HAVE THEIR TOP COLOR CODED TO INDICATE THE "FLOW CAPACITY" IN GALLONS PER MINUTE (GPM) OF FLOW, AS FOLLOWS:

FLOW	COLOR OF BONNET AND CAP
1,500 GPM OR GREATER	BLUE
1,000 GPM OR GREATER	GREEN
500 – 1,000 GPM	ORANGE
LESS THAN 500 GPM	RED

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD WATER DISTRIBUTION DETAIL	
APPROVED K.M.K.	REVISED:	FIRE HYDRANT
DATE 04/23/19		W-1 SHEET 2 OF 2



METHOD A



METHOD B

NOTES:

1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO BROWARD COUNTY PUBLIC HEALTH UNIT REGULATIONS, AWWA, AND MUNICIPAL SPECIFICATIONS IN EFFECT.
2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR AND AN APPROVED TESTING LABORATORY.
3. REMOVE TEMPORARY CONNECTION AT SADDLE ON NEW MAINS AFTER FILLING AND FLUSHING HAS BEEN COMPLETED AND REPLACE WITH BRASS PLUG.
4. PROVIDE ALL NECESSARY THRUST BLOCKS OR OTHER RESTRAINTS.
5. FILLING AND FLUSHING LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR, ENGINEER, AND CITY.
6. VENT TO ATMOSPHERE SHALL REMAIN OPEN DURING ALL PHASES OF PRESSURE TESTING.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION	STANDARD WATER DISTRIBUTION DETAIL	
APPROVED J.M.	REVISED 04/20/23 09/22/22	FILLING AND FLUSHING
DATE: 11/05/99		W-2

REVISIONS

NO.	DATE	DESCRIPTION

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CA#:31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036
DATE: 7/5/24
SCALE: N.T.S.
SHEET NO.: WS2 9 OF 12
PROJECT NO.: 24-30

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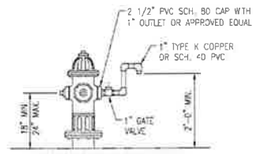
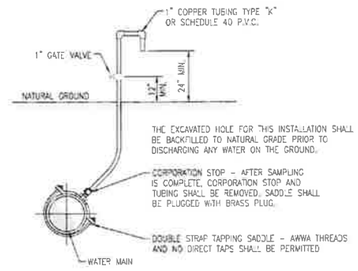
WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

UTILITIES DETAILS I
SCALE: N.T.S.



HYDRANT CONNECTION

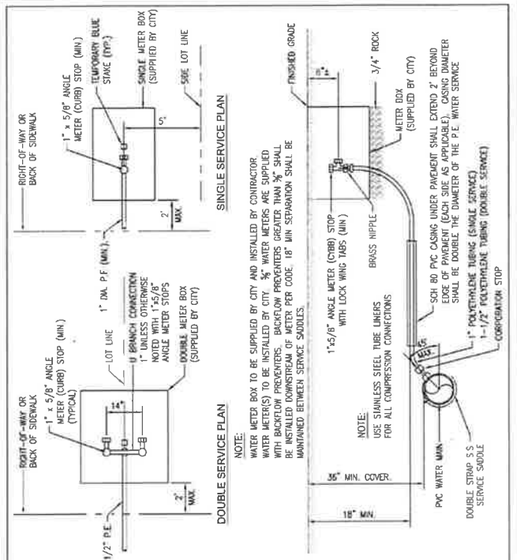


MAIN CONNECTION

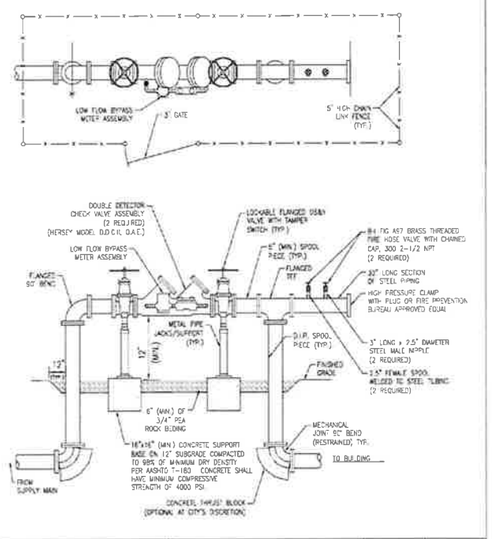
NOTE:

1. SEE 2" TERMINAL BLOW-OFF ALSO.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD WATER DISTRIBUTION DETAIL	W-3
APPROVED: J.M	REVISED:	TYPICAL SAMPLE POINTS	
DATE: 11/05/99			



CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD WATER DISTRIBUTION DETAIL	W-4
APPROVED: J.M	REVISED: 07/17/19 08/13/22 05/13/21 05/06/23 08/01/22	TYPICAL SINGLE & DOUBLE SERVICE CONNECTION	
DATE: 11/05/99			

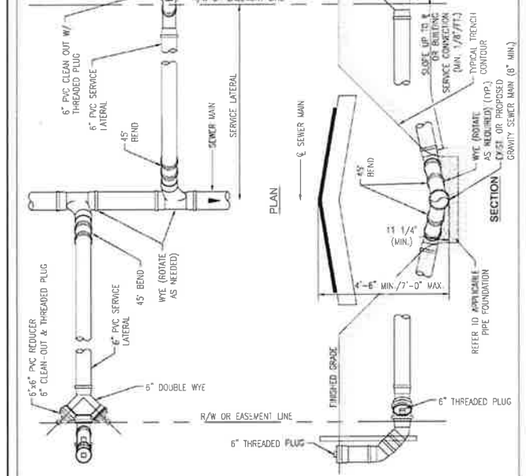


CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD WATER DISTRIBUTION DETAIL	W-6 SHEET 1 OF 2
APPROVED: K.M.K	REVISED: 08/23/22	DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE	
DATE: 05/13/19			

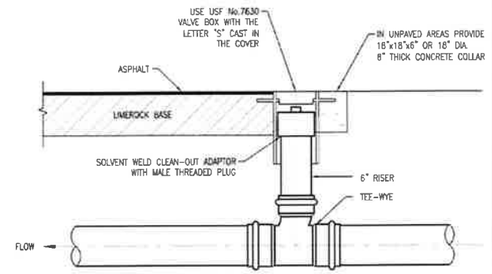
NOTES:

1. MECHANICAL JOINT FITTINGS SHALL BE REQUIRED UNDERGROUND BACK TO "SUPPLY MAIN" AND FLANGED FITTINGS FOR ABOVE GROUND WATER METER, BACKFLOW PREVENTER AND ALL PIPING FITTINGS/APPURTENANCES NO UNIFLANGES WILL BE PERMITTED. ALL HARDWARE (BOLTS, NUTS, ETC.) FOR ABOVE GROUND FLANGED FITTINGS (CONNECTIONS) SHALL BE STAINLESS STEEL.
2. THE ABOVE GROUND ASSEMBLY AND PIPING FITTINGS/APPURTENANCES SHALL BE PAINTED WITH TNEMEL EPOXY/POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON TNEMEL'S/PAINT MANUFACTURER'S RECOMMENDATION PER APPLICATION. PAINTING SHALL BE COMPLETED ONLY AFTER TNEMEL'S/PAINT MANUFACTURER'S REQUIRED SURFACE AND PREPARATION MEASURES HAVE BEEN COMPLETED, INSPECTED, AND ACCEPTED BY THE CITY.
3. ADJUSTABLE PIPE JACKS/SUPPORT PIERS AS APPROVED BY THE CITY PER SHOP DRAWINGS SUBMITTAL SHALL BE PROVIDED AT LOCATIONS AS SHOWN OR AS OTHERWISE DIRECTED BY CITY IN THE FIELD.
4. 5' HIGH CHAIN LINK FENCE SHALL BE GALVANIZED AND CONFORM TO BUILDING DEPARTMENT REQUIREMENTS.
5. ALL LOW FLOW BY PASS METER PIPING AND FITTINGS SHALL BE THREADED BRASS.
6. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED PER N.F.P.A/CITY FIRE PREVENTION BUREAU STANDARDS/REQUIREMENTS AND RESTRAINED BACK TO THE POINT OF SERVICE WITH MEGALUGS.
7. 3' WIDE (MIN.) 6" THICK CONCRETE SLAB HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI ON 12" STABILIZED SUBGRADE HAVING A MINIMUM LBR OF 40 COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 MAY BE PROVIDED AS AN ALTERNATE TO THE 6" OF ¾" PEA ROCK BEDDING AND 16"X16" CONCRETE SUPPORT BASES.
8. EACH DSAV VALVE SHALL BE MONITORED BY AN ELECTRONIC TAMPER SWITCH CONNECTED TO A CENTRAL ALARM SERVICE.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD WATER DISTRIBUTION DETAIL	W-6 SHEET 2 OF 2
APPROVED: K.M.K	REVISED: 08/23/22	DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE - NOTES	
DATE: 05/13/19			



CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD SANITARY SEWER DETAIL	S-7
APPROVED: J.M	REVISED	SHALLOW SERVICE LATERAL	
DATE: 11/05/99	04/20/23		



NOTES:

1. ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND CAP. CUT BACK TO FINISHED GRADE DURING PAVING AND/OR PROJECT CLOSE-OUT.
2. CONCRETE SHALL BE CLASS I PORTLAND CEMENT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD SANITARY SEWER DETAIL	S-10
APPROVED: J.M	REVISED	CLEAN OUT	
DATE: 11/05/99	10/20/22		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

12-15-25

UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7633
wzephyreng@gmail.com
CA#: 31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036

DATE: 7/5/24

SCALE: N.T.S.

SHEET NO.: WS3 10 OF 12

PROJECT NO.: 24-30

1. **Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA 1:1.14.4**

2. **Fire Codes in effect: Florida Fire Prevention Code (FFPC) 8th Edition, effective December 31, 2023 with Broward County Amendments, which includes NFPA 101, 2021 edition, NFPA 1, 2021 edition, & State Statutes, 2019 edition (Adopted referenced publications found herein.)**

3. **The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. Please order on-line at www.knoxbox.com.**
NFPA 1-18.2.2.1
4. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**
5. Fire apparatus access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof. **NFPA-1:18.2.3.1.2**
6. Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building.
COPP CO 93.11 (B)
7. A fire apparatus access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building.
NFPA-1:18.2.3.2.1

   NOTE: For the purposes of this section, a single exterior door shall be in compliance with BCLCA F-101.2.2(J).
8. When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2. **NFPA-1:18.2.3.2.1.2**
9. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire apparatus access roads as measured by an approved route around the exterior or the building or facility. **NFPA-1:18.2.3.2.2 and NFPA-1:18.2.3.2.2.1**
10. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**
11. Fire apparatus access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.5.1.1**
12. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**
    NOTE: Fire apparatus access roads shall have an unobstructed width on not less than 20ft. **NFPA-1:18.2.3.4.1.1**
13. Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.
    COPP Engineering department verification is required

    Note: "All centerline turning radii must be a minimum 50 feet." **COPP CO 154.35 (3)**
    Note: A separate sheet must be provided when the plans are submitted demonstrating the fire apparatus ability to maneuver throughout the fire access road using the fire apparatus specifications provided.
14. The required width of a fire apparatus access road shall not be obstructed in any manner, including by the parking of vehicles.
    NFPA-1:18.2.5.1.1
15. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13ft. 6in. **NFPA-1:18.2.3.5.1.2**

    Note: Permanent, weatherproof signage will be required for fire apparatus access routes.

    Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA-1:18.2.3.4.1.2.2**
16. There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable.
17. Minimum required widths and clearances established under 18.2.3.5 shall be maintained at all times. **NFPA 1-18.2.4.1.2**
18. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (weighting a minimum of 32 tons) and shall be provided with an all-weather driving surface. **NFPA-1:18.2.3.5.2**

    Note: Roads during Construction.
    Hard compacted surface supporting 32 tons shall be provided on roads for fire apparatus to access of buildings under construction.
19. The angle of approach and departure for any means of the fire apparatus access road shall not exceed 1 drop in 20 ft or design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.
    NFPA-1:18.2.3.5.6.2
20. Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft beyond each edge of the fire apparatus access road.
    NFPA-1:18.2.3.5.3.3
21. The design and use of traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.5.7**

    Note: The AHJ will not approve successive traffic calming devices such as rumble strips or speed humps that cause a delay in response time and or alter patient care.
22. Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and maintained to identify fire apparatus access roads or to prohibit the obstruction thereof or both. **NFPA-1:18.2.3.6.1**
23. The designation of fire lanes or fire zones on private property shall be accomplished as specified by the City Fire Chief or a subordinate appointed by him to perform this duty. Signs shall be posted designating such fire lanes or zones. **COPP CO 93.12**
24. Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided. **See Fire Lane Detail.**
25. Fire Lane Sign(s) shall be 18" by 24" and shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart.

    NFPA-1:18.2.3.6.3
26. A water supply for fire protection, either temporary or permanent, shall be made available as soon as significant combustibles material accumulates. **NFPA-1:16.5.3.1.1**
27. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure.

    NFPA-1:16.5.3.1.3

    Note: It is not intended to prohibit the construction of noncombustible structure foundation elements, such as foundations and footings, prior to the completion of underground water mains and hydrants. **NFPA-1:A.16.5.3.1.3**
28. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4. **NFPA-1:18.3.1**
    Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4.**

    Note: Fire flow calculations must be provided on separate sheets prior to approval on engineering permits. Fire Flows must be signed and sealed by a Professional Engineer.

    Note: The Fire Flow Test must be witnessed by a Pembroke Pines Fire Inspector.
29. The number and type of fire hydrant and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations. **NFPA-1:18.5.1**

    Note: Please depict all new and existing Fire Hydrants, Fire Department Connections (FDC), and Fire Line Backflow Devices

    NOTE: Fire hydrants and connections to other approved water supplies shall be accessible to the fire department.
30. Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions. **NFPA-1:18.5.2**
31. Fire hydrants shall be located not more than 12 ft. from the fire apparatus access road. **NFPA-1:18.5.1.6**
32. Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.8**
33. Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.10.1**
34. Fire hydrants in zoning classifications with lower residential zoning then R-3 shall be installed on a minimum of a six-inch looped water line in city rights-of-way or easements within 400 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (A)**
35. Fire hydrants in zoning classifications R-3 and all residential classifications with greater density than R-3 shall be installed on a minimum of an eight- inch looped water line in city rights-of-way or easements and within 300 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (B)**
36. Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C)**
37. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant. **COPP CO 93.25 (E)**
    NOTE: Fire Hydrant Detail to be provided on submittal.
38. No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F)**
39. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. ***Measurements taken as the fire truck travels.*** **COPP CO 93.25 (G)** Engineering department verification required.
40. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2019 Ed.)**

41. Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections. **NFPA-14:6.4.5.1.1 (2019 Ed.)**
42. Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building.
    NFPA-14:6.4.5.1 (2019 Ed.)

    NOTE: Fire department connections shall also be shown on same side of the street as the fire hydrant.
43. Each fire department connection to sprinkler systems shall be designed by a permanent sign constructed of weather resistant metal or rigid plastic materials with red and white letters , having raised or engraved letters at least 1 in. in height on plate of fitted reading service sign that shall be attached to the exterior of the building adjacent to the connection or on the connection, secured with substantial and corrosion resistant fasteners– for example, AUTOSPKR, OPEN SPRINKLER, AND STANDPIPE as applicable.
    NFPA-14:6.4.5.2 (2019 Ed.)
44. The fire department connection should be located not less than 18 in. nor more than 48 in. above the level of the adjoining ground, sidewalk, or grade surface.
    NFPA-14:6.4.6 (2019 Ed.)
    NOTE: Pembroke Pines Fire Department requires FDC to be installed at 3 ft. above grade.
45. The point of service for the fire line must be shown and labeled on the water Civil Sheets (This is the tie in where the water is being used exclusively for the sprinkler/standpipe system).
46. Any underground work commencing at the point of service shall be performed by a licensed contractor as specified in **FSS 633.102**.
47. Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for forward flow tests at system at a minimum flow rate of the system demand including hose allowance where applicable. **NFPA-13:16.14.5.1 (2019 Ed.).**

    The full flow test of the backflow prevention valve can be performed with a test header or other connection downstream of the valve. A bypass around the check valve in the fire department connector line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot not be accomplished, closed loop flow can be acceptable if a flowmeter or site glass is incorporated into the system to ensure flow. When a backflow prevention device is retroactively installed on a pipe schedule system, the revised hydraulic calculation still follows the pipe schedule method of 19.3.2 with the inclusion of friction loss for the device **NFPA-13:A.16.14.5.1 (2019 Ed.)**
48. Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions.
COPP CO 52.10

Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D)**

49. All Support/Sign Posts Shall Conform To Current Broward County Traffic Engineering Division (BCTED) Standards For Square Tube Sign Posts With Either A Square Anchor Or Triangular Slip Base per BCTED 'Ground Sign Assembly Details'.
    NOTE: Detail Provided Below

50. In all **new** and **existing** buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. **NFPA-1:11.10.2**

    The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

    Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

    An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with **NFPA-1:11.10.1** and **NFPA-72:24.5.2.2.1** through **NFPA-72:24.5.2.2.3.**

    Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with **NFPA-72:14.4.12.1.2** through **NFPA-72:14.4.12.1.4** and **NFPA-24.5.2.3.**

    NOTE: A test grid (Heat Map) plan shall be produced to ensure testing throughout the building.

    NOTE: Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

FIRE DEPARTMENT NOTES I

SCALE: N.T.S.

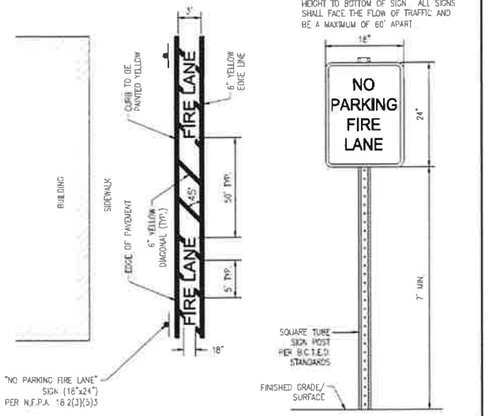
REVISIONS

NO.	DATE	DESCRIPTION

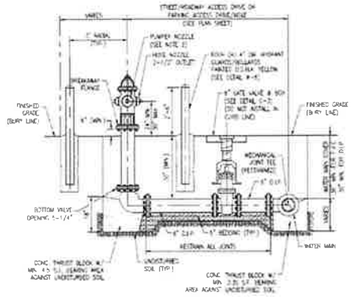
ZE
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7633
wzephyreng@gmail.com
CA#: 31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036
DATE: 7/5/24
SCALE: N.T.S.
SHEET NO.: WS4
11 OF 12
PROJECT NO.: 24-30

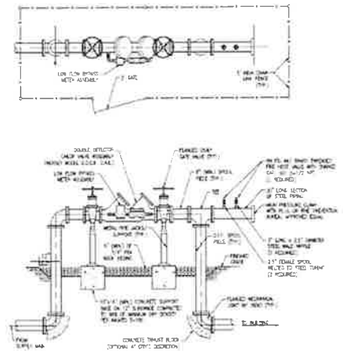


FIRE HYDRANT DETAIL



NOTES:
1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 ¼" BOTTOM VALVE WITH A 6 ¼" PUMPER NOZZLE AND TWO (2) 2 ½" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED C.S.H.A., YELLOW.
2. BURY DEPTH FOR FIRE HYDRANT IS 3 FEET 6 6 INCHES ABOVE THE FINISHED FLOOR LEVEL.
3. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS DRIVE / ISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED IN THE CENTER OF THE TRAVEL LANE OF THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS / DRIVE.
4. HYDRANT GUARDS / BOLLARDS SHALL BE PROVIDED AROUND THE FIRE HYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITHIN SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC / FACE OF CURB OF AN ACCESS DRIVE, PARKING ACCESS DRIVE / AISLE OR "TURNING RADIUS".
5. A SEVEN AND A HALF (7 ½) FOOT CLEAR RADIUS AROUND THE FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES.
6. FIRE HYDRANT GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE "SUPPLY MAIN". SHOULD THE DISTANCE FROM THE "SUPPLY MAIN" TO THE FIRE HYDRANT LOCATION EXCEED TWENTY (20) FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT.

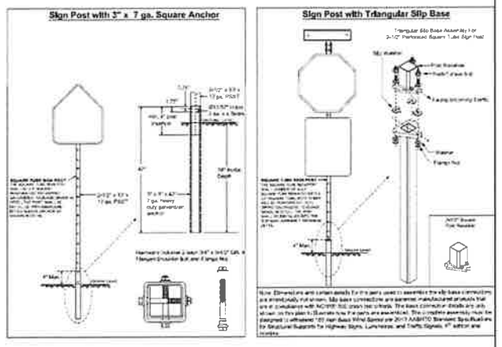
DDCV Detail



NOTES:
1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED PER NFPA / CITY FIRE PREVENTION BUREAU STANDARDS / REQUIREMENTS AND RESTRAINED BACK TO THE POINT OF SERVICE.
2. ADJUSTABLE PIPE JACKS / SUPPORT PIERS AS APPROVED BY THE CITY PER SHOP DRAWINGS SUBMITTAL SHALL BE PROVIDED AT LOCATIONS AS SHOWN OR AS OTHERWISE DIRECTED BY CITY IN THE FIELD.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
5. ALL CONTROL VALVES OF GATES TO BE CHAINED AND LOCKED.

Pembroke Pines Fire Truck Specifications

Ground Sign Assembly Details



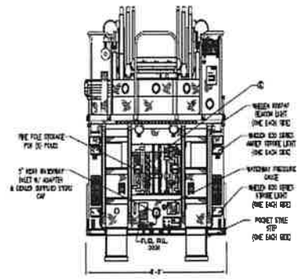
E-ONE

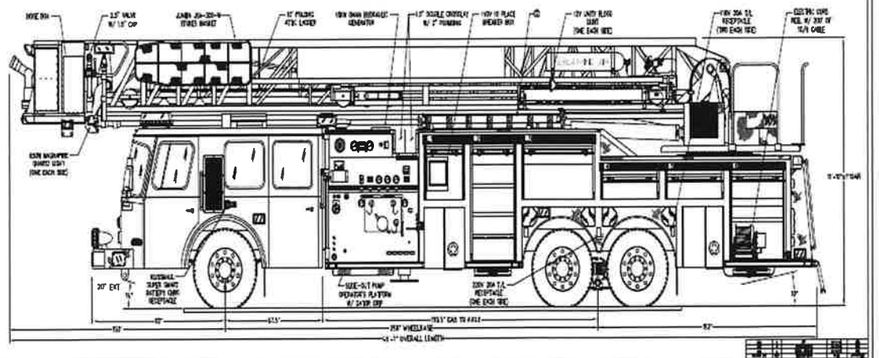
PEMBROKE PINES FIRE DEPT.
PEMBROKE PINES, FL
SO.128635

APPROVED FOR PRODUCTION
DESIGNER _____ DATE 05-12-24

COMPT.	OPENING	INTERIOR DIMENSION
L1	24" 25H	20" 25H 100
R1	24" 25H	20" 25H 100
L2/R2	27" 56H	23" 56H 100
L3/R3	44" 25H	40" 25H 100
L4/R4	36" 11H	40" 11H 100
L5/R5	36" 11H	40" 11H 100
L6/R6	33" 42H	29" 42H 100

ITEM	LADDER LENGTH	MODEL NUMBER	QTY
A	35' 3-SECT	FE3L-35	1
B	28' 2-SECT	FE2-28	1
C	16' ROOF	FRL-16	2
D	14' COMBO	C3L-14	1
E	10' FOLDING	FL-10	1





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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-15-25

FIRE DEPARTMENT NOTES II

SCALE: N.T.S.

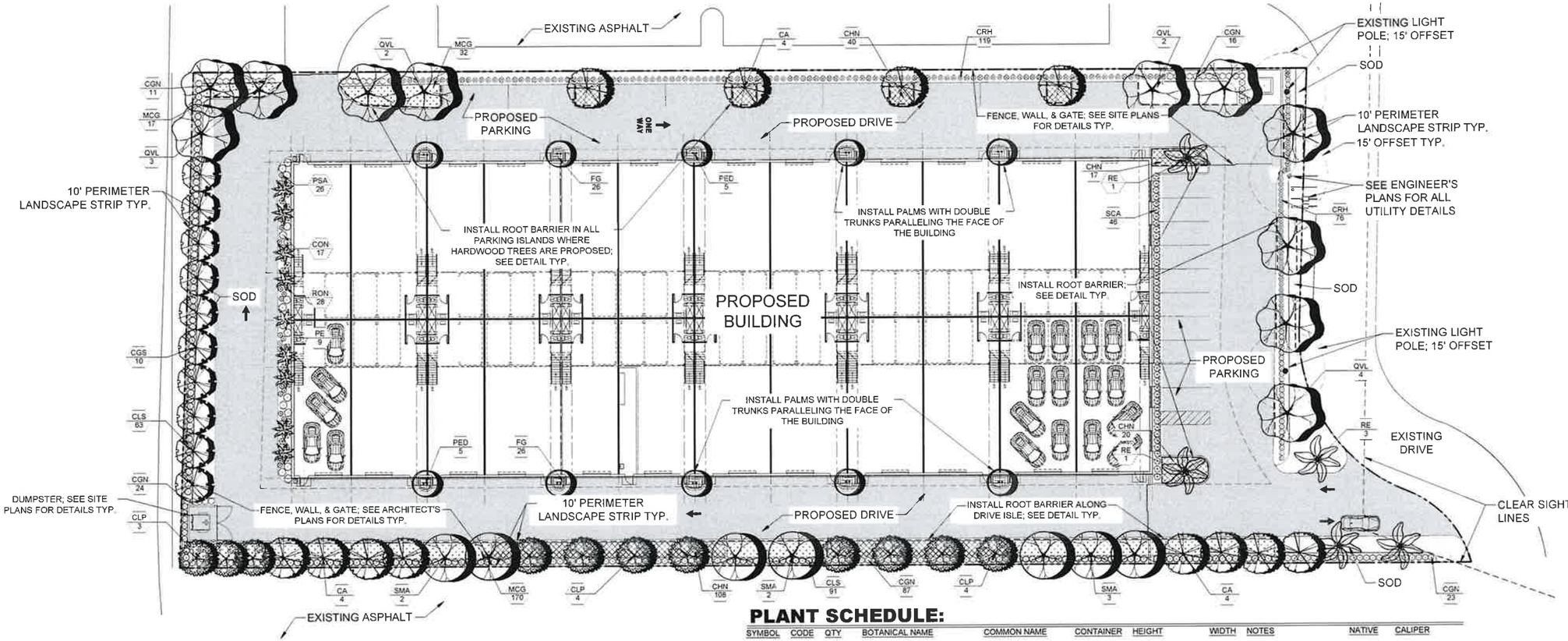
REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

OCTANE GARAGE
18810 PINES BLVD
PEMBROKE PINES, FL

P.E.#:76036
DATE: 7/5/24
SCALE: N.T.S.
SHEET NO.: WS5
12 OF 12
PROJECT NO.: 24-30



LANDSCAPE CALCULATION TABLE

ZONING: B-3 COMMERCIAL		
SITE GROSS AREA: 81,893 SF **(1.88 AC)**		
TREE REQUIREMENTS:	**REQUIRED**	**PROVIDED**
(155.661)TOTAL REQUIRED TREES (1/5,000 SF):	17	17
(155.662(C)) REQUIRED PERIMETER TREES - ROW (1/ 50 LF; 216 LF):	5	5
(155.662(C)) REQUIRED PERIMETER TREES - OTHER PROPERTIES(1/ 50 LF; 680 LF*): *WEST PERIMETER NOT INCLUDED	14	14
(155.663)(F)) REQUIRED PARKING ISLAND TREES:(1/ 5 SPACES; 20 SPACES):	5	5
(155.663)(F)) REQUIRED PARKING ISLAND TREES:(1/ 100 SF OF LANDSCAPE AREA):	3	3
(155.663)(F)) LANDSCAPE AREA:(10 SF/SPACE; 20 SPACES):	200 SF	200 SF
(155.663)(F)) LANDSCAPE AREA:(1SF/100 SF PAVED AREA; 29,011):	291 SF	320 SF
(155.663)(F)) TOTAL PARKING LOT LANDSCAPE AREA REQUIRED:	417 SF	520 SF
TOTAL NUMBER OF TREES:	44	44
SHRUB REQUIREMENTS:	**REQUIRED**	**PROVIDED**
(155.661) SITE SHRUBS (10/ 5,000):	164	564
(155.662(C)) REQUIRED PERIMETER SHRUBS - ROW (CONTINUOUS HEDGE; 216 LF):	87	87
(155.662(C)) REQUIRED PERIMETER SHRUBS - OTHER PROPERTIES(CONT. HEDGE; 680 LF*) *WEST PERIMETER NOT INCLUDED	272	277
NATIVE REQUIREMENTS (50% OF ALL PLANT MATERIAL)	22 TREES 262 SHRUBS	44 TREES 364
MAXIMUM LAWN AREA REQUIREMENTS:	**MAXIMUM**	**PROVIDED**
25% OF TOTAL LANDSCAPE AREA (25% of 13,602)	3,400 SF	3,200 SF

DRAWING INDEX:

PLANT SCHEDULE:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	CLP	11	Clusia rosea 'Pitch Apple'	Pitch Apple	45G	12-14' HT	6' SPR	6' CT, SP	Native	2" DBH
			3 TREES APPLIED TOWARDS MITIGATION/REPLACEMENT TREES							
	CA	12	Coccoloba diversifolia	Pigeon Plum	45G	12'-14' HT	6' SPR	6' CT, SP	Native	2" DBH
			3 TREES APPLIED TOWARDS MITIGATION/REPLACEMENT TREES							
	CGS	10	Conocarpus erectus	Green Buttonwood	45G	12'-14' HT	6' SPR	6' CT, SP	Native	2" DBH
			3 TREES APPLIED TOWARDS MITIGATION/REPLACEMENT TREES							
	QVL	11	Quercus virginiana	Southern Live Oak	65G	14'-16' HT	8' SPR	6' CT, SP	Native	3" DBH
			3 TREES APPLIED TOWARDS MITIGATION/REPLACEMENT TREES							
	SMA	7	Swietenia mahagoni	West Indian Mahogany	65G	14'-16' HT	6' SPR	6' CT, SP	Native	3" DBH
			3 TREES APPLIED TOWARDS MITIGATION/REPLACEMENT TREES							
PALM TREES										
	PED	10	Ptychosperma elegans	Double Alexander Palm	FG	6'GW, 14' OA		Double, Full Head, Specimen	Non-native	3" Caliper
	PE	9	Ptychosperma elegans	Alexander Palm	FG	6'GW, 14' OA		FH, SP	Non-native	3" Caliper
			3 TREES AT 3:1 RATIO							
	RE	5	Roystonea regia	Royal Palm	FG	8' GW, 18' OA		FH, No Scars, SP	Native	10" DBH
			5 TREES AT 1:1 RATIO							

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
SHRUBS									
	CRH	195	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G	24" HT	18"W	F	Native
	CLS	154	Clusia gutifera	Small Leaf Clusia	7G	36" HT	30"W	F	Non-native
	CGN	152	Conocarpus erectus	Green Buttonwood	7G	36" HT	30"W	F	Native
	CON	17	Conocarpus erectus sericeus	Silver Buttonwood	3G	18" HT	18"W	F	Native
	PSA	26	Pennisetum setaceum	White Fountain Grass	3G	18" HT	18"W	F	Non-native
	RON	28	Rondeletia leucophylla	Panama Rose	3G	24" HT	18"W	F	Non-native
	SCA	46	Schefflera arboricola	Green Arbicola	3G	18" HT	18"W	F	Non-native

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUB AREAS										
	CHN	185	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3G	24" HT	18"W	F	Native	36" o.c.
	FG	52	Ficus microcarpa 'Green Island'	Green Island Ficus	3G	18" HT	18"W	F	Non-native	24" o.c.
	MCG	219	Muhlenbergia capillaris	Pink Muhly Grass	1G	16"HT	16"W	F	Native	36" o.c.
SOD										
	SOD	3,200 sf	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	SOD					

811 Know what's below. Call before you dig.

Project Team

Landscape Architect

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772.834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772.631.6400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl 34983

PADDOCK GARAGE

18810 PINES BLVD
PEMBROKE PINES, FLORIDA

Landscape Plan

Revisions

Date	Init	Description
07.09.25	PG	Submittal
09.29.25	PG	Revised per Site Plan & Comments
11.17.25	PG	Revised per Site Plan
12.04.25	PG	Revised per Site Plan & Comments
12.16.25	PG	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

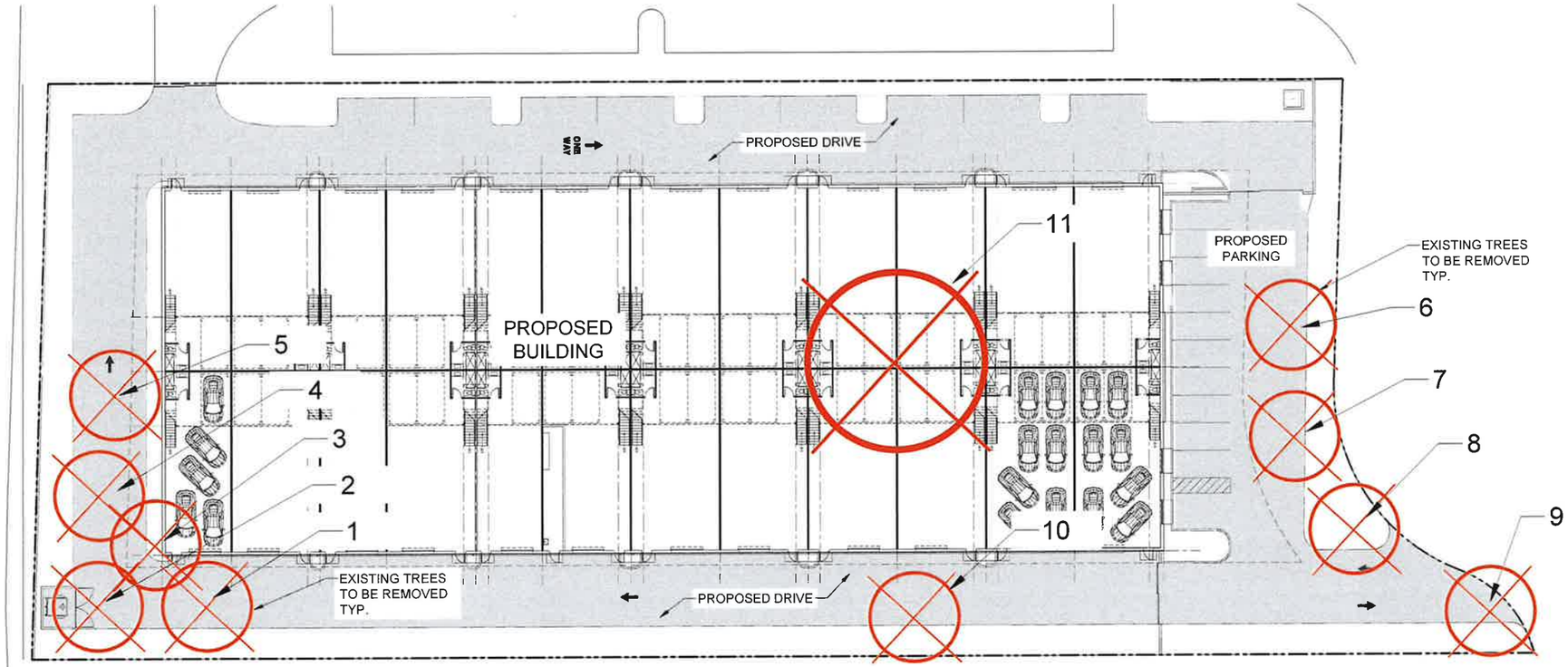
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

LA-1



Tree ID#	Common name	Botanical name	DBH (Inch)	Height OA (FT)	Condition	Canopy Spread (FT)	Notes	Disposition
1	Black olive	*Bucida buceras*	8"	30'	60%	33x20	Co-canopy	To be Removed
2	Live oak	*Quercus virginiana*	3"	18'	30%	6x6	Sub-canopy, forest like structure	To be Removed
3	Black olive	*Bucida buceras*	3"	20'	20%	18x14	Sub-canopy, forest like structure, growing along the side of a maleluca tree	To be Removed
4	Black olive	*Bucida buceras*	8"	30'	50%	28x20	Co-canopy	To be Removed
5	Black olive	*Bucida buceras*	6"	28'	50%	30x30	Co-canopy, co-dominant branch union	To be Removed
6	Live oak	*Quercus virginiana*	7"	20'	60%	22x22		To be Removed
7	Live oak	*Quercus virginiana*	10"	23'	45%	30x22	Tree leans towards the north, canopy weight is heavy towards the street, co-canopy	To be Removed
8	Live oak	*Quercus virginiana*	7"	25'	60%	20x20		To be Removed
9	Live oak	*Quercus virginiana*	10"	25'	50%	30x30	Co-canopy	To be Removed
10	Black olive	*Bucida buceras*	9"	30'	55%	35x35	Co-canopy	To be Removed

	Disposition
11. **Casuarina spp.:* Australian-Pine, 18" DBH	To be Removed

*Invasive Tree; no mitigation required

Trees to be removed requiring Mitigation: 10
Mitigation required: 10(1.5) = 15 Replacement Trees
Mitigation provided: 15 Replacement Trees; see sheet LA-1 for details

Note:

All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.

EXISTING TREE INFORMATION PROVIDED BY:

SUTTON CONSULTING ARBORIST, INC.

Arboriculture Tree Report
18810 Pines Blvd, Pembroke Pines

Trea Jones/Sutton Consulting Arborist
ISA Certified Arborist #FL-9929A

Know what's below. Call before you dig.

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Ivy Haven Street
Port St. Lucie, Fl 34983

PADDOCK GARAGE
18810 PINES BLVD
PEMBROKE PINES, FLORIDA

Existing Tree Disposition & Mitigation Plan

Revisions

Date	Init.	Description
07.09.25	PG	Submittal
09.29.25	PG	Revised per Site Plan & Comments
11.17.25	PG	Revised per Site Plan
12.04.25	PG	Revised per Site Plan & Comments
12.16.25	PG	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'
0 10' 20' 40'

LA-2

LANDSCAPE NOTES:

- Alternative plant species for required landscape may be permitted subject to review and approval by Pembroke Pines Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Pembroke Pines Landscape code.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place and the Pembroke Pines Landscape code.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
-- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

LANDSCAPE SPECIFICATIONS:

PART 1 GENERAL CONDITIONS

1 01 SCOPE
A The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans

1 02 AGENCY STANDARDS
A Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as listed in Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida

1 03 SITE EXAMINATION
A The Landscape Contractor shall personally examine the site and fully acquaint himherself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint hersherself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work

1 04 ERRORS AND OMISSIONS
A The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1 05 EXECUTION OF THE WORK
A The Landscape Contractor shall have his labor crews, controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1 06 PROTECTION OF PUBLIC AND PROPERTY
A The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work i.e. damage to underground pipes or cables.

1 07 CHANGES AND EXTRAS
A The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1 08 GUARANTEE
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B All the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1 09 CARE AND MAINTENANCE
A The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B The Owner agrees to execute the instructions for such care and maintenance.

1 10 SAFETY
A It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.)

1 11 CONTRACTOR QUALIFICATION
A The Owner may require the apparent contractor (s) to qualify himherself to be a responsible entity by furnishing any or all of the following documentary data
1 A financial statement showing assets and liabilities of the company current to date
2 A listing of not less than (3) completed projects of similar scope and nature
3 Permanent name and address of place of business
4 The number of regular employees of the organization and length of time the organization has been in business under the present name

1 12 INSURANCE AND BONDING
A The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300 000 00 per person and $300 000 00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1 13 PERMITS AND CERTIFICATES
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2 MATERIALS

2 01 PLANT MATERIALS
A A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B Substitutions. Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D All plant materials shall be nursery grown, unless otherwise noted. Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2 02 INSPECTION
A The Landscape Architect and Owner may inspect trees and shrubs at place of growth, or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2 03 PROTECTION OF PLANT MATERIALS
A Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B Plants with broken, damaged or insufficient rootballs will be rejected.

C All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2 04 STORAGE
A All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2 05 PROTECTION DURING PLANTING
A Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2 06 PLANTING SOIL
A Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2 07 FERTILIZER
A Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C Tablet ized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablet ized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tube, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2 08 MULCH
A Mulch material shall be clean, dry, free of weeds, seeds and pests, installed at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs. Keep away from tree & palm trunks, or as required by local jurisdiction.

PART 3 EXECUTION

3 01 DIGGING
A The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should damage be caused or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage.

3 02 GRADING
A Grading for drainage swales, etc. to within 4 inches of the finished grade to be provided by others.

B It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be impeded caused by his work.

3 03 PLANTING
A Planting shall take place during favorable weather conditions.

B The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil)
1 Gallon material (1 gal.) 12" x 12" x 12" min.
3 Gallon material (3 gal.) 20" x 20" x 18" min.
Lano material (7 gal.) 30" x 30" x 24" min.
Field grown materials and trees 1-1/2 times width of ball and depth of ball plus 12" min.

G No planting or laying of sod shall be installed until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards draininlets and swales and approved by Landscape Architect or owner's rep.

H Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J All flagging ribbon shall be removed from trees and shrubs before planting.

K Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top dressed two (2") inches deep with topsoil raked and left in a neat, even manner.

3 04 PRUNING
A Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant s natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3 05 GUYING
A All trees over six (6) feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron in inspect fashion. See Detail

B Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D Stake & Brace all trees larger than 12' oa. See detail
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree

E Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3 06 WATER
A Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B See General Notes of Landscape Plan for water source.

3 07 SOD
A The Landscape Contractor shall sod all areas indicated on the drawings.

B It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas eliminating all bumps, depressions, sticks, stones, and other debris.

C The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth free from stones and debris.

D Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1 000 sq. ft. prior to laying sod.

F Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3 08 SEEDING
A The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2 000 pounds per acre.

D Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3 09 CLEANING UP
A The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3 10 MAINTENANCE
A Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3 11 COMPLETION, INSPECTION AND ACCEPTANCE
A Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

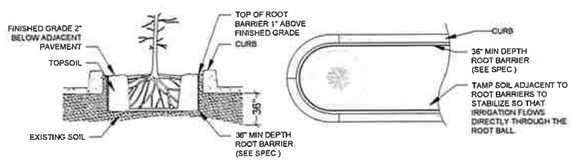
A DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE

B FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

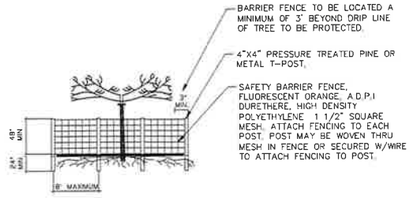
E WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

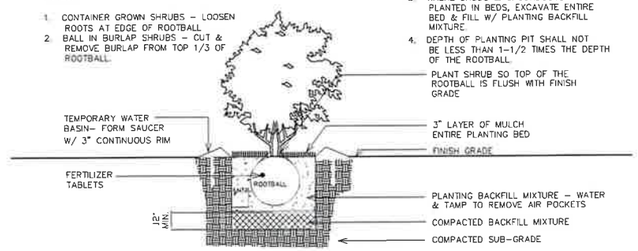
NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT 36" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



NOTE BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES. SEE PLAN FOR LOCATION OF TREES TO REMAIN. BARRIER MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS.

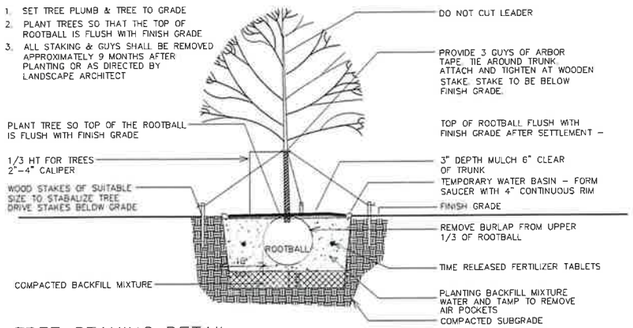
EXISTING TREE PROTECTION DETAIL

NOTES:
1. CONTAINER GROWN SHRUBS – LOOSEN ROOTS AT EDGE OF ROOTBALL.
2. BALL IN BURLAP SHRUBS – CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. WHERE SHUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1–1/2 TIMES THE DEPTH OF THE ROOTBALL.



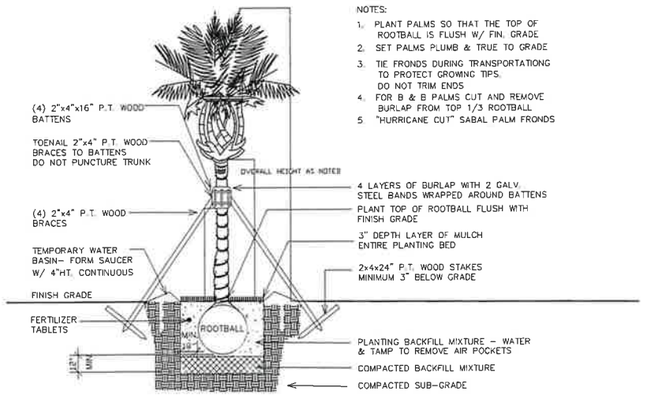
SHRUB PLANTING DETAIL

1. SET TREE PLUMB & TREE TO GRADE
2. PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



TREE STAKING DETAIL

NOTES:
1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE.
2. SET PALMS PLUMB & TRUE TO GRADE.
3. TIE FRONDS DURING TRANSPORTATIONG TO PROTECT GROWING TIPS. DO NOT TRIM ENDS.
4. FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL.
5. "HURRICANE CUT" SABAL PALM FRONDS.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-634-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl 34983

PADDOCK GARAGE

18810 PINES BLVD
PEMBROKE PINES, FLORIDA

Landscape Details & Specifications

Revisions

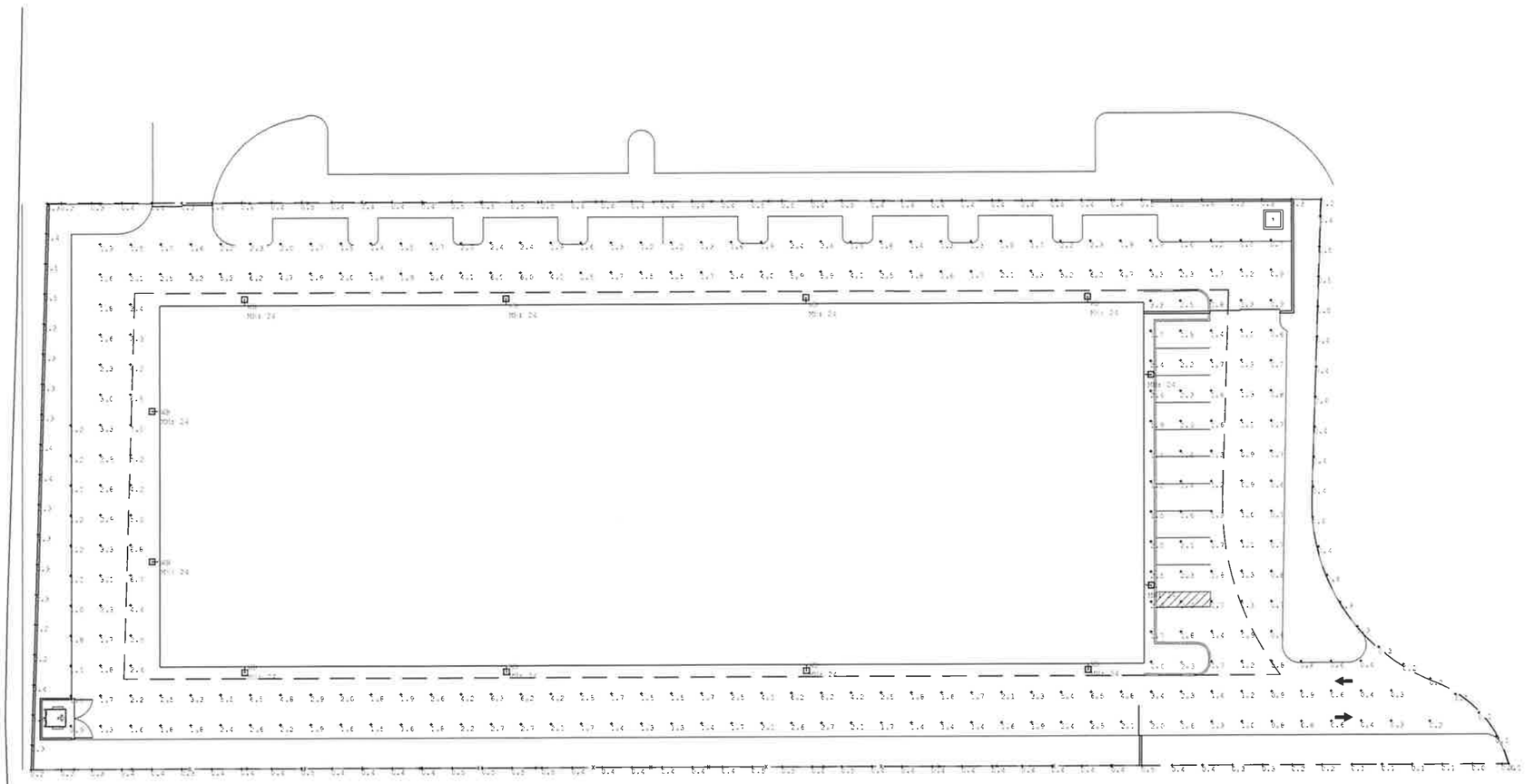
Date	Init.	Description
07.09.25	PG	Submittal
09.29.25	PG	Revised per Site Plan & Comments
11.17.25	PG	Revised per Site Plan
12.04.25	PG	Revised per Site Plan & Comments
12.16.25	PG	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

LA-3



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	WA	Single	Xtra Light VNTS-10000L-40K-DIM-4M-N-XX-XX	0.900	11214	75.7	151.4
	10	WB	Single	Xtra Light VNTS-10000L-40K-DIM-2M-N-XX-XX	0.900	12014	75.8	758

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	Illuminance	Fc	2.28	7.0	0.6	3.80	11.67
Property Line	Illuminance	Fc	0.35	0.5	0.0	N.A.	N.A.

SITE PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

L.I.G. CONSULTING
241 NE 46TH ST
DEERFIELD BEACH FL 33064
(561)306-9662

THE AUTO PROJECT
270 SE 4TH AVE
DELRAY BEACH, FL 33483
PHONE: (561) 865-6776

PROJECT

OCTANE GARAGE
-AT-
18810 PINES BLVD.
PEMBROKE PINES, FL

ISSUE

#	DESCRIPTION	DATE
A	INITIAL ISSUE FOR DRC REVIEW	07/12/23

SEAL

SHEET

SITE PHOTOMETRIC PLAN

DRAWN BY: NR
CHECKED BY: NR

E1.0